

Agriculture and Food Security Advisory Committee Minutes

2E - Community Room B
City Hall
13450 - 104 Avenue
Surrey, B.C.
THURSDAY, APRIL 5, 2018
Time: 9:00 a.m.
File: 0540-20

Present:

Councillor Starchuk, Chair
M. Bose, Vice-Chair
B. Sandhu
H. Dhillon
J. Zelazny
M. Hilmer
P. Harrison
S. VanKeulen

Ministry of Agriculture:

D. Geesing

Regrets:

D. Arnold
G. Hahn
R. Brar
J. Sandhar

Staff Present:

M. Kischnick, Planning and Development
R. Dubé, Engineering
S. Ward, Engineering
T. Hayes, Planning and Development
C. Eagles, Legislative Services

A. ADOPTION OF MINUTES

1. Minutes of March 1, 2018.

It was

Moved by M. Bose

Seconded by P. Harrison

That the minutes of the Agriculture and
Food Security Advisory Committee meeting held on March 1, 2018, be adopted.

Carried

B. DELEGATIONS

1. **Crescent Beach Sewer Upgrade Project**
Eddie Pandke, Project Engineer, Liquid Waste Services, Metro Vancouver
File: 5340-01

The delegation provided an overview of the Crescent Beach Sewer Upgrade Project and highlighted the following information:

- A regional sewer located North of the Serpentine River is almost 50 years old, in poor condition and requires an upgrade to accommodate population growth. The replacement strategy to upsize the pipe will have two project phases, and will include open trench excavation and trenchless installation. Community engagement has occurred and all stakeholders were engaged early in the design process. Phase 1 construction is scheduled for 2020.
- The delegation noted the pipe will be upsized to approximately 1050 mm diameter. The Committee would like the pipe to be placed as deep as possible.

- In response to questions from the Committee, the delegation noted that the duration of Phase 1 is expected to be six months to one year and is anticipated to continue through the farming season. The Committee stressed the importance of engaging with land owners early to plan for the potential impacts to farming operations including not wasting seed and fertilizer on areas to be affected during growing season.
- The Committee expressed concerns that working closely to fibreglass line and to the pump station access ditch. Concerns were raised regarding the pipe size and depth as restrictions are typically placed on farming where the pipe is located. The Committee expressed concerns regarding separating soils as in the past they have experienced poor soil being placed on top of new pipes.
- The Committee asked if there was an opportunity to realign the pipe as opposed to having it continue through the center of a field in Phase 1. The delegation confirmed they will incorporate comments in the design phase of the project.

Metro Vancouver will continue to engage with stakeholders and will be meeting with the farmers in the subject area.

M. Hilmer entered the meeting at 9:19 a.m.

C. OUTSTANDING BUSINESS

1. **Revitalizing the Agricultural Land Reserve and Agricultural Land Commission Discussion Paper: Response**

The Ministry of Agriculture Representative advised that the Surrey Board of Trade will be preparing a formal response to the Revitalizing the ALR and ALC Discussion Paper.

D. NEW BUSINESS

1. **Development Application 7916-0376-00**

Taryn Hayes, Planner
File: 6880-75

- The subject site is approximately 3.45 hectares (8.52 acres) in size and is comprised of multiple properties. The site is designated Suburban in the Official Community Plan (OCP), designated Medium Density Residential in the Sunnyside Heights Neighbourhood Concept Plan (NCP), zoned One-Acre Residential, and located across from the Agricultural Land Reserve (ALR). The applicant is proposing an amendment to the OCP from Suburban to Urban in order to implement the approved land uses in the Sunnyside Heights NCP, rezone from RA to RF-13, RF-10, RF-SD, a Development Variance Permit for lot depth and Development Permit for farm protection and a subdivision to permit 62 single family residential lots.

- A Development Variance Permit is being requested to reduce the minimum lot depth of the RF-10 Zone from 30 metres to 29 metres for 5 lots to facilitate a 15 metre ALR buffer, which will be conveyed to the City.

The Committee raised concerns that no Farm Protection Development Permit checklist was provided to determine which policies and guidelines are being met or not being met in the subject application. Concerns were also expressed with compromising lot sizes and making them smaller. The Committee noted during the Sunnyside Heights Plan review that they preferred a land use concept option with a minimum 20 metre buffer along the ALR boundary, rather than the 15 meter setback proposed. The Committee would like to see future applications align with the Farm Protection Development Permit guidelines and have agriculture farming signage placed along the ALR buffer in areas adjacent to the ALR to advise residents that they are living next to active farming operations.

It was Moved by M. Bose
Seconded by B. Sandhu
That the Agriculture and Food Security
Advisory Committee recommend to the General Manager of Planning and
Development to support Development Application 7916-0376-00.
Carried

D. Geesing left the meeting at 10:07 a.m.

E. ITEMS REFERRED BY COUNCIL

F. CORRESPONDENCE

G. INFORMATION ITEMS

1. Environmental Sustainability Advisory Committee (ESAC) Update

An update from the March 28, 2018 Environment Sustainability Advisory Committee (ESAC) was provided by J. Zelanzy. At the meeting, staff provided an update on the Coastal Flood Adaptation Strategy and a presentation on the Newton Sustainability in Action Planning Process. An ESAC member provided a presentation on a proposed Foam Free Vaisakhi Initiative to replace polystyrene products with a compostable and sustainable substitute at Surrey's Vaisakhi event, held April 14.

2. **Road Improvements within the Agricultural Land Commission**

Douglas McLeod, Project Engineer, Engineering

File: 8630-01

Staff will be seeking input from AFSAC at the May 3, 2018 meeting regarding various road improvements through the ALR, the strategy with the necessary applications to the Agricultural Land Commission, and the proposed road improvements as a result of the South Surrey Traffic Modelling Study. The presentation will also include information on the updated road allowance and cross section widths.

H. **INTEGRITY OF THE AGRICULTURE LAND**

I. **OTHER BUSINESS**

1. **Verbal Updates**

J. **NEXT MEETING**

The next meeting of the Agriculture and Food Security Advisory Committee will be held on Thursday, May 3, 2018, at 9:00 a.m. in 2E Community Room B.

K. **ADJOURNMENT**

It was

Moved by M. Bose


Seconded by M. Hilmer

That the Agriculture and Food Security

Advisory Committee meeting do now adjourn.

Carried

The Agriculture and Food Security Advisory Committee adjourned at 10:28 a.m.



Jane Sullivan, City Clerk



Councillor Mike Starchuk, Chair