

Agriculture, Environment, and Investment Advisory Committee Minutes

Location: Virtual
Tuesday, February 23, 2021
Time: 3:00 p.m.

Present:

Councillor Patton, Chair
Councillor Nagra, Vice-Chair
Councillor Hundial
M. Lamont
S. Rai
S. VanKeulen

Agency Representative:

Nadia Mori, Ministry of Agriculture

Regrets:

Staff Present:

B. Daly, Planning Technician
D. Todd, South Planning Manager
D. Quesada, Planning Technician
S. Neuman, General Manager, Engineering
W. Siegner, Planning Technician
Y. Yohannes, Manager, Utilities
C. Eagles, Administrative Assistant

A. RECEIPT OF MINUTES

This section has no items to consider.

B. DELEGATIONS

This section has no items to consider.

C. OUTSTANDING BUSINESS

This section has no items to consider.

D. NEW BUSINESS

1. Development Application 7920-0090-00

Ben Daly, Planning Technician
File: 7920-0090-00; 3073 – 184 Street

The proposal is for a Development Variance Permit to reduce the side yard setback of an accessory residential structure and Development Permit for Sensitive Ecosystems.

- The site is approximately 1.8 hectares, designated "Agricultural" in the Official Community Plan (OCP), is zoned "General Agricultural Zone (A-1)" and is located within the Agricultural Land Reserve (ALR).
- The applicant is proposing to construct a new single family dwelling on the property that is compliant with maximum floor area restrictions established by the Agricultural Land Commission (ALC) and the siting restrictions contained within the A-1 Zone.
- The applicant is proposing to decommission and retain a single family dwelling that is existing on the site. Once decommission the structure will be converted to an accessory residential dwelling for storage/shop use. The side (north) yard setback of the existing dwelling does not meet the current

setback requirements of the A-1 Zone, therefore a Development Variance Permit is proposed to make the existing setback compliant.

- Members expressed the importance to decommission the home, potentially increasing the bond amount and trust the home will not be used as a secondary dwelling.
- In response to a question from the Committee, it was asked if staff can apply policies that would ensure the original home is decommissioned before final approval of the new dwelling. It was noted that building conditions could be added to the application.

It was

Moved by S. VanKeulen

Seconded by Councillor Nagra

That the Agriculture, Environment, and

Investment Advisory Committee recommend to the General Manager of Planning and Development to support Development Application 7920-0090-00 on conditions the dwelling becomes an accessory building and not a second dwelling.

Carried

2. **Development Application 7918-0298-00**

Ben Daly, Planning Technician

File: 7918-0298-00; 18167 – 12 Avenue

The proposal is for Non-Adhering Residential Use Application and Development Permit for Sensitive Ecosystems.

- The site is approximately 16 hectares in area, designated "Agricultural" in the Official Community Plan (OCP), is zoned "General Agricultural Zone (A-1)" and is located within the Agricultural Land Reserve (ALR).
- The applicant is proposing a Non-Adhering Residential Use Application to the Agricultural Land Commission (ALC) to allow the temporary retention of an existing dwelling on the property while a new dwelling is being constructed.
- It was suggested that prior to granting final approval of the new home, the existing home that is being retained during the construction should be demolished.
- The Committee expressed concerns on the placement of the dwelling in which staff advised that the location chosen complies with City zoning bylaws and ALC requirements.
- It was suggested to construct the dwelling within the existing farm residential footprint area. In response, Staff advised that they cannot make an applicant place their home outside the requirements of the zoning bylaw. Staff clarified that it is the decision of the applicant to proceed with a Variance Permit or not. In response to a question from the Committee, it was noted that the Farm Home Plate states that the dwelling and all accessory buildings be placed in a certain setback.

- In response to a question from the Committee, staff clarified that no business license is required to grow agricultural products.

It was Moved by Councillor Patton
 Seconded by Councillor Nagra
 That the Agriculture, Environment, and
 Investment Advisory Committee recommend to the General Manager of Planning
 and Development to support Development Application 7918-0298-00.
Carried

In future, the Committee would like to see the most viable option available to preserve the as much farmland as possible.

Councillor Hundial joined the meeting at 3:40 p.m.

3. **Development Application 7920-0209-00**
 William Siegner, Planning Technician
 File: 7920-0209-00; 4311 King George Boulevard

The proposal is for a Development Variance Permit to permit a 41-metre telecommunication tower in the Agricultural Land Reserve. The application is being presented for information only.

- The site is approximately 1.6 hectares in size, designated "Agricultural" in the Official Community Plan (OCP), zoned "General Agricultural Zone (A-1)", and located within the Agricultural Land Reserve (ALR). The property is currently used as part of an adjacent nursery and stonework business.
- Telecommunication towers are needed to help meet City of Surrey emergency response, economic development, and service delivery goals.
- Staff noted that there are additional spaces further down the pole that can be propose for future use.
- The Committee expressed concerns on the height of the tower and that the location and height would impact local air traffic at the surrounding regional airports that are located within the ALR.
- The Committee expressed concerns on the lighting aspect, given the proximity to the Serpentine River, particular in the evening, that light pollution can affect migrating birds. Staff noted that this can be reviewed by the consultant.

It was Moved by Councillor Patton
 Seconded by S. VanKeulen
 That the Agriculture, Environment, and
 Investment Advisory Committee receive Development Application 7920-0209-00
 as information.

Carried

4. Development Application 7920-0140-00

Donna Quesada, Planning Technician

File: 7920-0140-00; 4966 - 176 Street

The proposal is for a Development Variance Permit to reduce the front yard setback from 30 metres to 9 metres in order to construct a farm machinery and equipment storage building.

- The site is approximately 39 acres, designated "Agricultural" in the Official Community Plan (OCP), zoned "General Agricultural Zone (A-1)" and located within the Agricultural Land Reserve (ALR). The property is classified as farmland under the *BC Assessment Act*.
- The property is being used as a full production blueberry farm. The applicant defines "full production blueberry farm" as a farm fully planted with blueberry plants which are about 18 years of age and are in the full production stage of their life cycle. If they were to be uprooted, they cannot be replanted successfully.
- The applicant is proposing to construct a 765 sq. m. (8,241 sq. ft.) farm machinery and equipment storage building with a pickers' lunch room and an office meeting area. A portion of the proposed building will be used to operate a seasonal fruit market.
- The Committee expressed concerns on the size of the farm building. Staff noted it is to store farm equipment, be used as a lunch room and a place to sell the blueberries, where it would be closer to the highway and more visible. The Committee noted that blueberry harvesting has now become increasingly automated and can see the need for a building of the proposed size to store the necessary farming equipment. It was noted for a blueberry farm of this scale, the proposed accessory building size is reasonable.
- It was noted that the applicant was granted approval by the Ministry of Transportation and Infrastructure (MOTI) to discharge a no-build restrictive covenant prohibiting any building within 25 metres west of the property. The applicant will be required by MOTI to apply for a commercial access permit for the fruit market as well as a temporary access permit during construction of the building.

The Committee would like to ensure that the proposed building stays as an accessory or farm building and not as a shed.

It was

Moved by Councillor Patton

Seconded by Councillor Nagra

That the Agriculture, Environment, and

Investment Advisory Committee recommend to the General Manager of Planning and Development to support Development Application 7920-0140-00.

Carried

E. CORRESPONDENCE

This section has no items to consider.

F. INFORMATION ITEMS

This section has no items to consider.

G. NEXT MEETING

The next meeting of the Agriculture, Environment, and Investment Advisory Committee will be held on Wednesday, March 10, 2021 at 6:00 p.m. Virtually via Microsoft Teams.

H. ADJOURNMENT

It was

Moved by S. VanKeulen

Seconded by S. Rai

That the Agriculture, Environment, and

Investment Advisory Committee meeting adjourn.

Carried

The Agriculture, Environment, and Investment Advisory Committee adjourned at 4:23 p.m.

Jennifer Ficocelli, City Clerk

Councillor Allison Patton, Chair