

Agriculture, Environment, and Investment Advisory Committee Minutes

Location: Virtual
Tuesday, March 10, 2021
Time: 6:00 p.m.

Present:

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

Agency Representative:

Nadia Mori, Ministry of Agriculture

Regrets:

Staff Present:

S. Neuman, General Manager, Engineering
Y. Yohannes, Manager, Utilities
M. Jorgensen, Planner
C. Eagles, Administrative Assistant

A. ADOPTIONS

1. Adoption of the Agenda

It was Moved by Councillor Hundial
Seconded by Councillor Nagra
That the agenda of the Agriculture,
Environment, and Investment Advisory Committee be adopted.
Carried

2. Adoption of the Minutes

It was Moved by S. VanKeulen
Seconded by Councillor Nagra
That the minutes of the Agriculture,
Environment, and Investment Advisory Committee meeting held February 23, 2021
be adopted.
Carried

B. HOUSEKEEPING

1. Terms of Reference

The Committee is requested to pass a motion to receive the Terms of Reference for information.

It was Moved by Councillor Nagra
Seconded by Councillor Hundial
That the Agriculture, Environment, and
Investment Advisory Committee receive the Terms of Reference as information.
Carried

2. 2021 AEIAC Meeting Schedule

The Committee is requested to pass a motion to receive the 2021 AEIAC Meeting Schedule for information.

It was
Investment Advisory Committee receive the 2021 AEIAC Meeting Schedule as information.

Moved by Councillor Nagra

Seconded by Councillor Hundial

That the Agriculture, Environment, and

Carried

3. 2021-2022 Work Plan

The Committee discussed that the Workplan will be grouped into three compartments. Agriculture and Agricultural Investment, Environment, and Climate.

Staff outlined details within the workplan and the following comments were made:

- The committee expressed concerns on transportation, such as road widening, and the biodiversity corridors for wildlife. In response to a question from the Committee, staff noted there are designs available that can be presented to the Committee for feedback.
- The committee expressed concerns on the protection of the environment and funding opportunities, such as funding for the BCS.
- It was asked if there is an opportunity to buy local. The Committee expressed interest in agenda items such as agritourism, illegal truck parking, and the education or enforcement on using the dykes as walkways throughout agricultural land.
- The Chair requested a quarterly Workplan update.

Staff noted that all ideas, thoughts and initiatives are welcomed by the Committee.

C. NEW BUSINESS**1. Development Application 7918-0236-00**

Misty Jorgensen, Planner

File: 7918-0236-00; 6821 - 176 Street

The proposal is to exclude a 0.8 hectare portion of the site located along 176 Street from the ALR, which was created after MOTI expropriated land to construct a north-south road in 2008. The applicant proposes to rezone the excluded portion to "Light Impact Industrial Zone (IL)" in order to permit future redevelopment for mixed employment uses.

- The property is designated “Agricultural” in the Official Community Plan (OCP), located within the Agricultural Land Reserve (ALR), and zoned “General Agricultural Zone (A-1)”. The southerly portion of the subject site is encumbered by a BC Hydro right of way.
- The applicant will enter into a Heritage Revitalization Agreement (HRA) in order to relocate and retain an existing dwelling.
- The application previously went to AFPAC where there was uncertainty over the proposed land use and zoning of the site.

The following comments were made:

- It was noted that this may be an opportunity for agritourism.
- The Committee expressed concerns on the precedent that would be set should the property be removed from the ALR. The Committee expressed concerns on what the property would become if rezoned and that the Committee would like to see a plan in place if the application is forwarded to the ALC. The Committee would like to see a solution within the land designation.
- It was suggested that the application return to staff to explore less impactful land-uses. It was noted that the existing north-south road created by MOTI requires work to alleviate noise, dust and pollution.
- It was noted that the soil within the property, and in the area, is one of the richest soils within the ALR outside of the Nicomekl. In response to a question from the Committee, staff noted that if the property is excluded, an appropriate landscape buffer would be required on-site as per the Official Community Plan.

The Committee understands the disadvantage the applicant was placed in when a portion of the site was expropriated for the north-south road.

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 return Development Application 7918-0236-00 back to staff
for further clarification of the proposal.

Carried

D. OUTSTANDING BUSINESS

1. Verbal Updates

- It was noted that Buy BC applications are now open for local producers to apply for the Buy BC Marketing Plan that would have Buy BC logo on products that they sell.

E. ITEMS REFERRED BY COUNCIL

This section has no items to consider.

F. CORRESPONDENCE

This section has no items to consider.

G. NEXT MEETING

The next meeting of the Agriculture, Environment, and Investment Advisory Committee is scheduled Virtually for Wednesday, April 14 at 6:00 p.m.

H. ADJOURNMENT

It was
Investment Advisory Committee meeting adjourn.

Moved by Councillor Nagra
Seconded by Councillor Hundial
That the Agriculture, Environment, and

Carried

The Agriculture, Environment, and Investment Advisory Committee adjourned at 6:52 p.m.

Jennifer Ficocelli, City Clerk

Councillor Allison Patton, Chair