

Agriculture, Environment, and Investment Advisory Committee Minutes

Location: Virtual
Tuesday, June 9, 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:

Mikayla Roberts, Ministry of
Agriculture

Staff Present:

R. Landucci, Urban Forestry Manager
S. Johal, Planning Technician
S. Robertson, Planning Technician
Y. Yohannes, Manager, Utilities
C. Eagles, Administrative Assistant

A. ADOPTIONS

1. Adoption of the Agenda

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

2. Adoption of the Minutes

It was Moved by Councillor Nagra
Seconded by S. Rai
That the minutes of the Agriculture,
Environment, and Investment Advisory Committee meeting held May 14, 2021, be
adopted.
Carried

B. DELEGATIONS

This section has no items to consider.

1. Delegation Request - Surrey for Future and Sustainability

A delegation request was received by Surrey for Future and Surrey Sustainability to appear as a delegation to provide a presentation on a community-based view that communicates the strengths and weaknesses of the CCAS and highlights specific recommendations for improvements.

It was Moved by Councillor Patton
Seconded by Councillor Nagra
That the Agriculture, Environment, and
Investment Advisory Committee support the delegation request from Surrey for
Future and Sustainability.

Carried

C. NEW BUSINESS**1. Urban Forest Management Strategy**

Robin Landucci, Urban Forestry Manager, Parks, Recreation and Culture

Staff provided a memorandum on the Urban Forest Management Strategy which outlined upcoming planned steps. Council approved a City-wide Urban Forest Management Strategy that will integrate existing policies, strategies and plans to provide clear and holistic direction for the future management of the City's urban forest.

Further information and a survey can be found at <https://engage.surrey.ca/urban-forest-management-strategy>. The final strategy is expected to be finalized in December, 2021.

In response to a question from a member, staff advised that ignition concerns will be mediated.

2. Development Application 7921-0053-00

Ben Daly, Associate Planner

Address: 4307 184 Street

The proposal is for a Non-adhering Residential Use application to the ALC to temporarily retain the existing dwelling during construction of a new single family dwelling and proposed Development Variance Permit to increase the maximum setback and maximum depth of the farm residential footprint.

The following comments were made:

- The subject property is designated Agricultural in the Official Community Plan, is zoned General Agricultural Zone (A-1) and is located within the Agricultural Land Reserve.
- The proposed dwelling does not comply with the siting requirements of the A-1 Zone. The applicant is therefore proposing a development variance permit (DVP) to vary the maximum single family setback and farm residential footprint depth of the General Agriculture Zone (A-1).
- In response to a question from a member regarding procedural guidelines for the existing dwelling, staff noted that information will be provided in the Report to Council on the DVP application.

In general, the Committee supported the proposal.

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 7921-0053-00.

Carried

3. Development Application 7920-0171-00

Sharon Johal, Planning Technician
Address: 7648 Harvie Road

The proposal is for a Development Variance Permit to vary the farm home plate requirements for a proposed new single dwelling on an existing fill pad.

The following comments were made:

- The property is designated Agricultural in the Official Community Plan (OCP), zoned General Agriculture Zone (A-1), and located within the Agricultural Land Reserve (ALR). The site is classified as farmland under the *Assessment Act*. There is no existing house on the subject property.
- The applicant is requesting to vary the maximum allowable setback from the front lot line for a single family dwelling in the General Agriculture (A-1) Zone from 50 metres to 82 metres. The applicant is also requesting to vary the maximum allowable depth of the farm residential footprint from the front lot line in the General Agriculture (A-1) Zone from 60 metres to 92 metres.

Members of the Committee noted that the dwelling is pre-existing and the fill had been placed prior to the regulations. In response to a question from a member, staff noted that the owners previously applied for a variance through the Board of Variance, which has an expiry date of two years. Since then, the owners have sold the property and the new owners have returned to apply with the same variance.

In general, the Committee supported the proposal.

It was
Investment Advisory Committee recommend to the General Manager of Planning and Development to support Development Application 7920-0171-00.

Moved by S. VanKeulen

Seconded by Councillor Hundial

That the Agriculture, Environment, and

Investment Advisory Committee recommend to the General Manager of Planning and Development to support Development Application 7920-0171-00.

Carried

4. Development Application 7921-0019-00

Sarah Robertson, Planning Technician
Address: 3394 – 168 Street

The proposal is to construct a single-family dwelling that exceeds 500 square metres in floor area. The application also includes a Development Variance Permit to increase the maximum front yard setback for a single-family dwelling from 50.0 metres to 95.8 metres, increase the farm residential footprint setback from 60.0 metres to 95.8 metres, and increase the farm residential footprint area from 2,000 square metres to 2,335 square metres to allow a new dwelling, farm building and accessory residential uses to be constructed on an existing approved preload fill pad on the subject property.

The following comments were made:

- The Committee expressed concerns on exceeding the farm residential footprint and noted that there is no indication of expansion of the farm to facilitate the additional workers required. A member noted that there is no compelling reason to support the setbacks or increase to the farm residential footprint.
- The Committee expressed concerns that supporting the application would be precedent setting and that the house is too large.

The Committee expressed the importance that the existing home be demolished if the proposal proceeds.

It was

Moved by Councillor Nagra

Seconded by Councillor Hundial

That the Agriculture, Environment, and Investment Advisory Committee recommend to the General Manager of Planning and Development that development application 7921-0019-00 be referred back to staff to address the existing home and that it be demolished if the proposal proceeds.

Carried

D. OUTSTANDING BUSINESS

1. Verbal Updates

- A member expressed concerns on a fill permit for a lagoon which is within the low lands plan strategy. Staff advised the application is in the planning process.
- A member expressed concerns of the paving of Colebrook Road and noted the road is busy with lots of speeding drivers. A member expressed the need for a traffic calming device and a parallel road for those walking, cycling or using farm equipment.

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, July 14, 2021, at 6:00 p.m.

H. ADJOURNMENT

It was
Investment Advisory Committee meeting adjourn.
Moved by Councillor Hundial
Seconded by S. Rai
That the Agriculture, Environment, and
Carried

The Agriculture, Environment, and Investment Advisory Committee adjourned at 7:06 p.m.

Jennifer Ficocelli, City Clerk

Councillor Allison Patton, Chair