

Present:

Councillor Patton, Chair
Councillor Elford
Councillor Nagra
M. Lamont
S. Rai
S. Van Keulen

Regrets:

Shannon Lambie, Agriculture
Land Commission
Mikayla Roberts, Ministry of
Agriculture

Staff Present:

Y. Yohannes, Manager, Utilities
S. Godwin, Manager of Environment
H. Demyk, Planning Technician
S. Robertson, Planning Technician
L. Blake, Administrative Assistant

Guests:

M. Richter, Senior Policy Analyst
E. Berube, Division Manager

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

It was Moved by Councillor Elford
Seconded by M. Lamont
That the Agriculture, Environment, and
Investment Advisory Committee meeting agenda held November 9, 2021 be
adopted.

Carried

2. Adoption of the Minutes

It was Moved by Councillor Elford
Seconded by S. Van Keulen
That the minutes of the Agriculture,
Environment, and Investment Advisory Committee meeting held October 13, 2021
be adopted.

Carried

B. DELEGATIONS**1. Marina Richter, Senior Policy, and Esther Berube, Division Manager
Air Quality Bylaw & Regulation Development, Metro Vancouver
Metro Vancouver**

Marina Richter, Senior Policy, and Esther Berube, Division Manager, provided a
PowerPoint presentation regarding managing emissions from open-air burning of
vegetative debris. Additional information is available on the project website at:

<http://www.metrovancouver.org/services/air-quality/engagement/open-air-burning/Pages/default.aspx>

The following information was highlighted:

- Metro Vancouver is currently on its second phase of engagement with respect to managing emissions from open-air burning of vegetative debris with the intent to bring forward a more efficient and less costly way to burn residential and agricultural materials.
- Metro Vancouver currently manages open-air burning due to the emissions created and the associated health and environmental impacts. There are no known safe levels of smoke created from open-air burning of vegetative debris. The smoke is known to aggravate lung and heart conditions, as well as increase cancer risks. Smoke also creates smog and ground-level ozone formation that negatively contribute to climate change and impact air quality.
- Open-air burning is currently managed through the *BC Open Burning Smoke Control Regulation (OBSCR)* and the *GVRD Air Quality Management Bylaw (Bylaw 1082)*. Applicants can seek approval from Metro Vancouver or apply for a short-term permit. Requirements for a new open-air burning process cannot be any less stringent than the OBSCR.
- The new regulation would apply to agricultural and backyard burning, land clearing and small forestry burns. Separate approval or permits would be required for burns that cannot meet the requirements of the regulation. Existing regulations related to diseased vegetation and control burns would continue.
- The proposed regulations include registration of the property and payment of associated fees, notification of neighbours and Metro Vancouver and retaining records for a one-year period. Registered properties could conduct two burns per year and would be required to chip or compost any eligible materials prior to the burn in order to reduce the amount of materials to be burned. The size of materials permitted in the burn would be restricted to individual pieces with a diameter of 10 cm or less and the burn pile would be limited to not more than three metres horizontal dimension and not more than two metres high. Burning of salt-laden wood would be prohibited. Applicants would be required to measure distances to the nearest facilities including residential properties, businesses, schools, hospitals and community care facilities. On the day of the planned burn, an applicant would be required to call the Metro Vancouver Open Air Advisory line to ensure conditions are suitable for an open-air burn.

In response to a question from the Committee, Ms. Berube and Ms. Richter provided the following information:

- Any adjoining property would be considered a neighbour. Since the entire Metro Vancouver region is considered highly sensitive to smoke, notification would always be required prior to an open-air burn. The new process would specify the appropriate types of notification for neighbouring properties.
- Animal carcass burning is outside of the scope of the new open-air burn regulations.

2. **Esther Berube, Division Manager**
Air Quality Bylaw & Regulation Development
Metro Vancouver

Esther Berube, Division Manager, provided a PowerPoint presentation regarding updated proposals for a cannabis production and processing emission regulation. Additional information is available on the project website at:

<http://www.metrovancouver.org/services/air-quality/engagement/cannabis-production-processing/Pages/default.aspx>

The following information was highlighted:

- Concerns associated with cannabis production and processing include the formation of ground-level ozone, the release of volatile organic compounds (VOCs) and odorous emissions, which can be harmful to plants and human health. Metro Vancouver regularly assesses sources of VOC emissions in the region and it is anticipated that cannabis production and processing will produce a similar amount of emissions as other regulated industries.
- Currently, cannabis producers can apply for a site-specific permit or approval. One permit has been issued to date and there are additional permits in process. Metro Vancouver is seeking a more efficient and streamlined approach.
- Based on engagement and feedback received, the proposed regulations would focus on indoor cultivation and processing plants that perform cultivation, trimming, drying and on-site waste management. Outdoor cultivation, distribution and retail activities are not included in the scope of the regulation.
- An Emission Management Plan will be required that includes all VOC sources and controls in place. The Plan must enable the facility to meet emission control requirements. The Emission Management Plan for facilities with a growing area greater than 200 metres squared must be prepared by a qualified professional and approved by the Metro Vancouver District Director.
- Emission control requirements include activated carbon filters to achieve 95% or greater control for trim and drying rooms, which must be fully enclosed, 70% or greater for vented growing areas in greenhouses operational before March 31, 2021 and 95% or greater for all other areas. After July 2013, vented growing areas must be able to achieve 95% or greater control efficiency.
- All facilities would be required to create a Compliance & Officer Observation Response Plan to receive and respond to complaints through a publicly available contact source. Metro Vancouver must be notified of any complaints received. The facility would be required to investigate potential causes of complaints and implement remedial actions to comply with Emission Management Plan and emission control requirements.

- Facilities must keep records of their activities, make their records available for inspection as required and provide an annual report to Metro Vancouver.
- New facilities must be located more than 200 metres away from land zoned for residential use, hospitals, schools, daycares, playgrounds and community care facilities.
- Cannabis producers would be required to pay a registration fee of \$2,000, as well as an annual fee of \$250 plus a variable emissions fee relative to emissions after cleaning. Metro Vancouver would provide guidance regarding the emissions fee calculations.

In response to questions from the Committee, Ms. Berube provided the following information:

- Metro Vancouver is currently taking action against all VOC emissions while trying to keep the bureaucracy to minimum levels. A cannabis producer that can meet Health Canada's requirements would be able to meet Metro Vancouver requirements.
- Farmers have expressed concerns regarding odor emissions regulations during the public engagement process. While Metro Vancouver regulates industries involving air contaminants, dairy farmers do not currently meet the threshold for regulation.

C. NEW BUSINESS

1. Update on Rodenticide Transition and Planning and Actions File No. 5280-27

Stephen Godwin, Manager of Environment, summarized the report dated October 28, 2021 regarding an update on Rodenticide transition, planning and actions. The following information was highlighted:

- On July 21, 2021 the Province enacted an 18-month ban on second-generation anti-coagulants in non-essential areas. While some City facilities meet the threshold for essential areas, staff have taken this opportunity to review alternative mechanisms, such as integrated pest management, physical barriers and other trapping mechanisms. The City's long-term goal is to utilize snap trapping management instead of rodenticide when possible.
- The City is engaged with different pest management companies that have different pest control mechanisms. A new Request for Proposals (RFP) will be issued in Spring 2022 for rodenticide contracts.
- The Province recently established a temporary working group to receive feedback, share information and identify concerns regarding the rodenticide ban. Pamela Zevit, Biodiversity Conservation Planner, will represent the City on the working group.

- Staff have created a draft transition document to help assist asset managers move towards integrated pest management, using as little rodenticide as possible. Staff will also review the costs associated with integrated pest management, as snap traps are more labor-intensive compared to rodenticide.
- The City's integrated pest management would only apply to municipal assets. Agricultural facilities are considered essential services and are therefore permitted to use second-generation anti-coagulants.

In response to a question from the Committee, Mr. Godwin advised that staff will report back to the Committee regarding the outcomes related to the rodenticide ban.

The Committee noted the importance of addressing the rodent population.

2. **Development Proposal 7920-0285-00**
John Koch-Schulte, Planning Technician
Address: 5580 164 Street
File No. 7920-0285-00

This item was withdrawn from the agenda.

3. **Development Proposal 7921-0218-00**
Hanna Demyk, Planning Technician
Address: 3877 184 Street

Hanna Demyk, Planning Technician, summarized the report dated November 1, 2021 regarding Development Proposal 7921-0218-00. The application proposes to construct a single family dwelling that exceeds 500 square metres in floor area, the maximum allowed under section 20.1 (1)(b) of the Agricultural Land Commission Act. The following information was highlighted:

- The site is currently designated "Agriculture" in the Official Community Plan (OCP), zoned "General Agricultural Zone (A-1)", located within the Agricultural Land Reserve (ALR) and designated Residential Class 1 and Farm Class 2 under the BC Assessment Act. There are Class AO (red-coded) ditches in the property and the site is located outside of the 200-year floodplain.
- The site is approximately 15 hectares, with 14.6 hectares utilized for blueberry production. There is currently one home and two barns used for farm equipment on the site. The applicant is proposed to demolish the existing home and barns and construct one family home that will be 549.6 square metres in size and one farm building. The proposed home complies with farm Homeplate regulations.
- The applicants have a family history of farming and have successfully completed one year in business, producing approximately 250,000 – 300,000 pounds of blueberries. The applicants are proposing to continue blueberry production and may extend their operations to include vegetable greenhouses in the future. The proposed home will be a multi-generational dwelling, as extended family has helped with the farming operations in the past and is expected to continue helping in the future. The applicant has advised that if they are permitted to build the home to their size requirements, they would not seek a secondary dwelling for the site.

The Committee noted that the requested variance is small and the proposal does not increase the farm Homeplate; however, the Committee noted that while the house will be intended for inter-generational family use, the younger generation will likely move out of the house in the future while the house will continue to take up valuable agricultural land.

Later in the meeting, the Committee discussed the requirement that minor non-conforming floor area size applications be forwarded to the Committee for comment. The Committee requested a presentation regarding the number of small agricultural properties in Surrey, as well as who has the authority to review non-conforming ALR applications.

4. **Development Proposal 7921-0248-00**
Sarah Robertson, Planning Technician
Address: 13880 Colebrook Road

S. Rai declared a conflict of interest and left the meeting at 7:22 p.m.

Sarah Robertson, Planning Technician, summarized the report dated November 2, 2021 regarding Development Proposal 7921-0248-00. The proposal includes a Development Variance Permit to increase the maximum front yard setback for a single-family dwelling and increase the farm residential footprint setback to allow a new single family dwelling to be constructed on the subject property. The following information was highlighted:

- The site is currently designated "Agriculture" in the Official Community Plan (OCP), zoned "General Agricultural Zone (A-1)" and located within the Agricultural Land Reserve (ALR).
- The applicant is proposing to construct a new single-family dwelling on a historically disturbed area of the property that has an existing barn and a previously demolished single-family home. The applicant is requesting to vary the maximum front-yard setback and the maximum farm residential footprint setback for the construction of the new single-family dwelling in order to reduce impacts on farming operations.

In response to questions from the Committee, Ms. Robertson provided the following information:

- The previous single-family home was demolished approximately 25 years ago.
- There is some fill currently onsite; however, fill requirements may be different depending on the design of the new house.

The Committee expressed support for the proposal, noting that it is reasonable to construct a new single-family home where the previous home was located.

It was Moved by S. Van Keulen
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 7921-0248-00.
Carried by members remaining

S. Rai rejoined the meeting at 7:28 p.m.

D. OUTSTANDING BUSINESS

1. Verbal Updates

In response to questions and comments from the Committee, Yonatan Yohannes, Manager, Utilities, provided the following information:

- Staff can provide an update regarding the South Campbell Heights Plan at a future meeting.
- Operations staff work year-round to address issues with ditches. Depending on the classification of the water course, ditches are cleaned between June 1st and Sept 30th. Property owners can contact Operations if there is a specific area that needs to be cleaned.

E. ITEMS REFERRED BY COUNCIL

This section has no items to consider.

F. CORRESPONDENCE

This section has no items to consider.

G. OTHER BUSINESS

1. Proposed 2022 Agriculture, Environment and Investment Committee Meeting Schedule

In response to a question from the Committee, Lauren Blake, Administrative Assistant, advised that meetings in December are held as required and at the call of the Chair.

It was Moved by Councillor Nagra
Seconded by M. Lamont
That the Agriculture, Environment and
Investment Committee adopt the 2022 AEIAC meeting schedule as presented.
Carried

H. NEXT MEETING

The next meeting of the Agriculture, Environment, and Investment Advisory Committee is scheduled for **Wednesday, December 8, 2021**, at 6:00 p.m. and will be held as necessary **at the call of the Chair.**

I. ADJOURNMENT

It was
Investment Advisory Committee meeting adjourn.
Carried

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

The Agriculture, Environment, and Investment Advisory Committee adjourned at 7:52 p.m.

Jennifer Ficocelli, City Clerk

Councillor Allison Patton, Chair