
Present:

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

Regrets:

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

Staff Present:

R. Gill, Acting General Manager, Planning & Development
Y. Yohannes, Manager, Utilities
S. Cranston, Planner
L. Blake, Administrative Assistant

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

It was Moved by M. Lamont
Seconded by S. Van Keulen
That the Agriculture, Environment, and
Investment Advisory Committee meeting agenda held December 8, 2021 be adopted.
Carried

2. Adoption of the Minutes – November 9, 2021

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

B. DELEGATIONS

This section had no items to consider.

C. NEW BUSINESS**1. Development Application 7921-0204-00**
Sarah Cranston, Planner
Address: 16387 - 50 Avenue

Sarah Cranston, Planner, summarized the report dated November 30, 2021 regarding Development Application 7921-0204-00. The application proposes to rezone the site located at 16387 - 50 Avenue from A-1 to CD (based on A-1) to permit a cannabis micro-cultivation use in the Agricultural Land Reserve (ALR). The following information was highlighted:

- The property is located 1000 metres from the northern boundary of the Agricultural Land Reserve. The property is two hectares and has been used as a hobby farm to grow blueberries and cedar trees. There are three existing structures located on the site with the necessary Building Permits.
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- The Applicant is requesting to rezone the site to a Comprehensive Development (CD) Zone based on A-1 (General Agricultural Zone) to permit a cannabis micro cultivation use within the existing Quonset building on site. Cannabis micro cultivation would be the only additional permitted use and will include the production, processing, packaging, transport and sale of cannabis plants, seeds and dried cannabis.
- All proposed cannabis micro cultivation will occur within the Quonset building, which is 356 square metres. Health Canada restricts the size of micro cultivation surface area to a maximum of 200 square metres.
- Micro cultivation is considered a farm use in the Agricultural Land Commission (ALC) Act and the proposal is not contrary to the ALC Act.
- The Applicant is also seeking a federal Micro Cultivation License, which requires support from the City. This would enable the Applicant to possess, cultivate and transport cannabis to other license holders but not the public, nor does it allow general sales of cannabis products. The products would be sold to dispensaries in the Lower Mainland.
- A Micro Cultivation License from Health Canada requires annual renewal.
- The proposal is not subject to a Form and Character Development Permit nor a Farm Protection Development Permit. The Applicant is proposing security features for the site such as a gated entry, lighting and security cameras. Two large 120 V turbine fans with Green Line Filters will be implemented to assist with air intake and outtake, as well as odors.

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

- The Applicant will only be permitted to package products they produce on site.
- The micro cultivation use of the site will be regulated by Health Canada. The City requires rezoning to permit a micro cultivation cannabis use so the Applicant can apply for a Business License.
- Staff have not been in contact with Metro Vancouver regarding the proposal. As cannabis farming is a permitted farm use, staff have been in contact with the ALC.
- This proposal is the first licensed cannabis grow operation in Surrey.

S. Rai joined the meeting at 6:18 p.m.

- The site will continue to be used as a hobby farm for blueberry and cedar tree crops.

- It is understood that Health Canada does not conduct site visits to ensure compliance with their regulations. Staff could stipulate in the zoning that the maximum square footage permitted for micro cultivation use would be 200 square metres in accordance with Health Canada regulations.

In addition, Ron Gill, Acting General Manager, Planning & Development, advised that the City considered cultivation and retail of cannabis as separate issues.

The Committee noted that micro cultivation is a permitted agricultural use, the proposal would not likely affect ALC land and there are agencies responsible for the regulation of cannabis.

2. **Applications for Non-adhering Residential Dwellings in the Agricultural Land Reserve**

Ron Gill, Acting General Manager, Planning & Development
File: 6880-75

Ron Gill, Acting General Manager, Planning & Development, summarized the on-table report dated December 6, 2021 regarding non-adhering residential use applications for houses larger than 500 square metres in the Agriculture Land Reserve (ALR). Mr. Gill noted that the City has received nine applications, of which three have been denied by the Agricultural Land Use Commission (ALC), six are in process and none have been approved to date. The City does not regulate house size in the Agricultural Land Reserve (ALR); however, it limits the farm house Homeplate and its distance from the property line in order to maintain the maximum amount of agricultural land on the lot.

In response to questions from the Committee, Mr. Gill provided the following information:

- The ALC usually provides an explanation as to why an application would be denied. Staff can further research why the three applications were denied.
- New legislation regarding second dwellings on ALR lots will come into effect in 2022. The second dwelling would also be restricted in size relative to the size of the lot. An Applicant would be required to rezone the site in order to construct a second dwelling as the City's Zoning Bylaw only permits one dwelling per lot.

The Committee requested additional information regarding the ALC's decision related to denying the three applications for non-adhering Residential Dwellings in the ALR, as that could provide beneficial information when the Committee considers these applications in the future. The Committee suggested that if the reasons for denials are consistent, a guidance document could be created to better assist applicants.

3. **City of Surrey – Review of Drainage Effectiveness throughout Surrey during November Rain**

Yonatan Yohannes, Manager, Utilities

File: N/A (Verbal Report)

Samantha Ward, Drainage Manager, provided the following PowerPoint presentation reviewing the City's drainage effectiveness throughout Surrey during the November rain events:

- The City's Drainage Policy is centered on four key objectives:
 - Convey Minor System Flows (Five-Year event): addresses infrequent run off cause by a five-year weather event.
 - Convey Major System Flows (100-Year event): infrastructure such as storm sewers and ditches that provide safe water flow to protect safety and property.
 - Provide stormwater detention: underground tanks and ponds that control downstream flows.
 - Follow Agricultural and Rural Subsidiary Development Agreement (ARSDA) criteria for lowlands as established by the Ministry of Agriculture. These standards ensure proper drainage for crops.
 - During the dormant period from November 1 – February 28, runoff should be removed from a 10-year, five-day storm within five days;
 - During the growing period from March 1 – October 31, runoff should be removed from a 10-year, two-day storm within two-days; and
 - Between storm events, a base flow in channels should be maintained at 1.2 metres below field elevation.

- An atmospheric is a narrow band of concentrated moisture in the atmosphere that condenses into precipitation when it hits land. These events tend to result in higher rainfall and cause massive rain events .

- During the rain event from November 13 – 15, 2021, North Surrey experienced a 25-year, 24 hour event, while Central and South Surrey exceeded a 100-year, 24 hour event. In addition, the rain event was preceded by an additional 20 millimeters of rain on November 11 and 12. This event exceeded ARSDA criteria and the five-day post-storm removal was exceeded due to the amount of rain received.

- In upland areas, the event resulted in 800 drainage related service requests, with 160 of those related to City drainage or infrastructure. There were road closures for about 36 hours at longest period, detention ponds were activated, there was private property flooding and two landslides reported. Most flooding in the uplands was due to sediment accumulation or drainage pond plugs.

- In lowland areas, some pump stations were unable to keep up with water levels, but were able to drain once the Fraser River level lowered. The Serpentine and Nicomekl Rivers experienced very high, prolonged water levels. High ocean tides provided little relief from flood box reliefs, but this issue resolved once river levels retreated. Pump stations required supplemental pumps in order to reduce water levels. There were minor dyke breaches along the Serpentine River between 88 Avenue and Highway 15.
- Overall, the City's drainage systems performed fairly well in response to the storm event and there were no catastrophic floods in Surrey. It served as a reminder for the need to continuously invest in and improve drainage and flood control, as these will be critical areas moving forward.
- Overall challenges to consider include addressing runoff volume. In lowland areas in particular, there was a dyke breach, reliance on pump stations due to high ocean tides and Fraser River levels, insufficient pumping capacity at some stations and issues related to prolonged high river levels in the Serpentine and Nicomekl.
- Staff are already inspecting dykes and lowland bridges as needed. Some of these structures require repair. Staff are reviewing opportunities to increase pumping capacity at underperforming pump stations, replace lowland bridges and advance discussions with the City and Township of Langley regarding the Upper Nicomekl catchment. The City is also continuing to raise dykes and spillways throughout the lowlands. Most of the potential upgrades are not currently funded by the Drainage Utility, so additional external and/or internal funding would be required to make Surrey more resilient to future floods and storm events.
- The Colebrook Pump Station is anticipated to be replaced as part of the Disaster Mitigation and Adaptation Fund (DMAF) in 2023. Due to the pump's performance during the rain event, it is expected that the pump capacity will be increased.

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

- Reports of overtopping and drainage issues were received in areas near the Little Campbell River. There are broader Integrated Stormwater Management Plans for South Campbell Heights to maintain the current health of the watershed with respect to the implementation of the South Surrey Campbell Heights Local Area Plan. In the past, the City has established performance objectives and targets and compiled a list of best practices to achieve these objectives and targets. Staff could work with Applicants to implement a range of methods to support the health of the watershed during development.
- There are no ARSDA criteria for clean up following an event such as the November rain event.

- The Catch Basin Cleaning Program ensures that catch basins are swept twice a year through out the City and catch basins on all major and arterial collector vacuumed biannually. Staff also educate property owners to better recognize issues related to catch basins. The City could consider increasing the frequency of the program as well as additional opportunities to maintain catch basins.
- Staff are currently reviewing the frequency of the ditch cleaning program, while keeping it within the permitted time period as outlined by the Province. Accumulated debris caused challenges during the November rain event. Staff are meeting with Operations and Planning staff to identify areas for improvement.
- There are certain dykes within the city that are the responsibility of the City. There are also orphan dykes that are not explicitly the responsibility of the City or the Province. Staff are in communication with the Province regarding the transfer of responsibility of dykes.
- Engineering will update the Lowland Strategy, identify actions that can be taken to continue to serve farmers in that area and develop a budget to implement those actions. This could include implementing additional pump stations.
- Staff are preparing for the July 2022 intake for additional DMAF projects. Some of the funding opportunities require matching contributions.
- The City has implemented some nature-based solutions and green infrastructure to address flooding, such as a living dyke. Staff will continue to outline water management best practices and techniques related to development.

The Committee noted the following comments:

- It was suggested that a second pump station be implemented in the Colebrook Road area, such as on 140 Street or 144 Street and King George Boulevard to better address the lowland area.
- Ditch and pump maintenance should be reviewed and proper funding should be allocated.
- Infrastructure should be built better moving forward in all areas. A water breach in one area would likely impact transportation corridors for the entire area.

The Committee requested quarterly updates regarding drainage-related issues.

D. OUTSTANDING BUSINESS

1. Verbal Updates

No updates were provided.

E. ITEMS REFERRED BY COUNCIL

This section had no items to consider.

F. CORRESPONDENCE

This section had no items to consider.

G. OTHER BUSINESS

This section had no items to consider.

H. NEXT MEETING

The next meeting of the Agriculture, Environment, and Investment Advisory Committee is scheduled for **Wednesday, January 12, 2022**, at 6:00 p.m.

I. ADJOURNMENT

It was
Investment Committee meeting be adjourned.

Moved by Councillor Elford
Seconded by S. Van Keulen
That the Agriculture, Environment and
Carried

The adjourned at 7:23 p.m.

Jennifer Ficocelli, City Clerk

Councillor Patton, Chair