

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:

Y. Yohannes, Manager, Utilities
N. Aven, Manager of Parks
L. Peterson, Environmental Technologist
B. Daly, Planner
I. Matthews, Planner
P. Zevit, Planner
L. Blake, Administrative Assistant
S. Hayer, Assistant City Clerk

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

It was Moved by Councillor Elford
Seconded by S. Van Keulen
That the Agriculture, Environment, and
Investment Advisory Committee meeting agenda held February 9, 2022 be adopted.
Carried

2. Adoption of the Minutes – January 12, 2022

It was Moved by Councillor Elford
Seconded by S. Van Keulen
That the minutes of the Agriculture, Environment,
and Investment Advisory Committee meeting held January 12, 2022, be adopted.
Carried

B. DELEGATIONS**1. Yonatan Yohannes, Manager Utilities
City of Surrey**

Lauren Peterson, Environmental Technologist, provided a PowerPoint presentation regarding City of Surrey's Benthic Monitoring Program. The following information was highlighted:

- Benthic Invertebrates are organisms that live in or on the bottom sediments of waterways and are an important food source for fish populations.
- Benthic Invertebrates are monitored because the quantity, variety and species composition can be used as indicators of overall watershed health. They are reliable indicators as they spend their lives in the waterway, are easy to collect and differ in their tolerance to pollution.

- The abundance of Benthic Invertebrates differs across Metro Vancouver due to differences in watersheds.
- Staff monitor Benthic Invertebrates as Adaptive Management Framework monitoring guidelines include Benthic sampling as a requirement for all high gradient systems, which many creeks in Surrey are classified as. Benthic sampling is also advocated for in the Metro Vancouver Integrated Stormwater Management Planning (ISMP).
- Surrey's Benthic Program started as part of the East Clayton Monitoring Program in 1999 and sites were added as ISMP's were developed for other areas.
- Benthic sampling was continuously monitored in East Clayton prior to and during development. Mitigation measures reduced but did not eliminate the effects of urban development on water quality. Some changes may be temporal due to erosion and sediment in relation to land development rather than best management practices related to drainage. The changes in the Benthic community reflect the cumulative effects of changing streamflow, water quality and other factors in North Creek.
- The Benthic Sampling Program is completed yearly, there are 40 sampling sites in the spring and four sampling sites in the fall; all sites are used for Adaptive Management Framework reporting or ISMP analysis.
- Staff continues to monitor Benthic Invertebrates as the consistency between sampling periods allows for year-to-year comparisons and shows immediate issues in watercourses and associated watersheds. It is also a good indicator to use before and after projects, development areas and detention ponds to show impacts on water quality and aquatic life.
- Surrey leads the region in water quality monitoring through benthic invertebrates and Metro Vancouver has used Surrey's data to help develop protocols for its integration into the ISMP process.

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

- Stream sampling is conducted at multiple points to look at the health of the stream from the inlet, middle and outlet of the stream.
- Samples are taken in the headwaters and are strategically placed to view what is entering and exiting Surrey. The sample locations remain consistent every year and provides information on how the waterways are impacted.
- At each location, three samples are taken as a composite sample, providing the required information for the City's ISMP.

- Visible change in the waterways can take five to ten years to become present.
- Streams in Surrey are considered fair but in relation to urban streams, they are doing well.
- Data relating to Benthic sampling has not been published as the amount of data is intensive, it is however provided to Metro Vancouver and included in their biannual reports. The data is readily available to requestors.
- Information regarding Benthic Sampling was provided to the Liquid Waste Committee at Metro Vancouver, and staff will consider bringing this presentation forward to advisory committees in the future.

C. NEW BUSINESS

1. Development Application 7920-0258-00

Ben Daly, Planner

Address: 14159 – 40 Avenue

S. Van Keulen declared a conflict of interest at 6:32 p.m. and left the meeting.

Ben Daly, Planner, summarized the report dated January 31, 2022, regarding Development Application No. 7920-0258-00 which proposes to construct a 1,989 square metre building at the southeast corner of the site to allow for a dairy processing facility with additional value-added uses including a retail store, butcher, and small café. The following information was highlighted:

- The site is 23.8 hectares in area and forms part of a larger dairy operation, Donia Farms Ltd. In total, Donia Farms Ltd. operates on 364.2 hectares of land in Surrey and another 80.9 hectares in Delta, with approximately 445 hectares in the Lower Mainland.
- Approximately 1,117 square metres of the building will be used for dairy processing. Additional value-added uses will occupy the ground floor of the building including approximately 573 square metres for a retail store and butcher and 171 square metres for a café. A 500 square metres outdoor amenity area will be located adjacent to the café. An office that is approximately 322 square metres in area is proposed on the second floor.
- The Applicant intends to create a space that can connect consumers to agriculture. The vision of the proposed dairy processing facility is to have a location that people can visit, learn, and connect to the farm.
- The bistro will be used to highlight and showcase Donia Farm's products, while building a connection between farm and table.
- The proposed retail area exceeds the maximum area allowed in both the Agricultural Land Reserve (ALR) Use Regulation and the Zoning Bylaw.

- The ALR Use Regulation only permits a maximum of 1,000 square metres of land to be filled for a particular farm use before the placement of soil needs to be considered by the Commission.

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

- An analysis of similar operations in the Lower Mainland can be completed and included in the Planning report.
- The proposal will not be connecting to City infrastructure as it is outside the Fraser Sewerage Area. The Applicant will be required to deal with sanitary waste onsite at the Applicant's expense. The Applicant will need to make an application to create an onsite sewage system and obtain necessary Provincial approvals and support from Fraser Health Authority.
- Nicomekl Waterfront Park, which is currently being designed, is the closest attraction to the subject location. One or two small parking lots will be associated with the park with one parking lot on parkland. Designs are underway and there is interest to connect roads in the area for residents to have the option to cycle to the park and surrounding area.

The Committee expressed concerns regarding the treatment of wastewater onsite, as there is a fair amount of wastewater and sewage that results in the daily operation of a milk processing facility. The Committee also questioned if there is an option for the Applicant to connect to a nearby sanitary sewer connection.

Staff noted the Committee's concerns and advised:

- There is no main nearby to the subject property for the Applicant to connect to the sanitary sewer.
- The Consulting Engineer for this application is very familiar with this kind of work and has completed similar projects in the Fraser Valley. Planning and Engineering staff can detail in the report that is forwarded to Council on what approvals are required for the sanitary sewer discharge and how it can be accommodated onsite.

It was Moved by Councillor Elford
 Seconded by M. Lamont
 That the Agriculture, Environment, and
 Investment Advisory Committee recommend that the General Manager of
 Planning and Development support Development Application 7920-0258-00.
Carried by members remaining

S. Van Keulen rejoined the meeting at 6:51 p.m.

2. **Development Application 7917-0301-00**

Ingrid Matthews, Planner

Address: 16483 and 16487 – 89 Avenue

Ingrid Matthews, Planner, summarized the report dated February 2, 2022, regarding Development Application No. 7917-0301-00 which proposes a townhouse development. The following information was highlighted:

- Two properties are involved in this proposal, the subject site is designated Suburban and neither property is located within the Agricultural Land Reserve (ALR), however, the subject site is located adjacent to the ALR on the eastern and northern sides.
- To the north of the subject site is the Godwin Biodiversity Preserve, which is situated within the ALR, but staff is primarily seeking feedback on the proposed interface with the ALR to the east.
- The subject site is outside of the Fleetwood Plan boundary. It may be considered for inclusion of the draft plan, to realign the plan boundary using the ALR as the boundary of the draft plan.
- The proposal involves an Official Community Plan amendment, Rezoning amendment and Agricultural Development Permit to allow for the proposed 117 townhouse units with 1 hectare of riparian protection conveyed to the City for environmental protection purposes.
- No watercourse runs through the subject site. There are watercourses to the north and east of the subject site.
- Planning staff are specifically seeking comment regarding the applicant's proposed building setbacks and landscape buffer.
- According to DP4 Guidelines, the Applicant is proposing a reduction in the building setback from 30 metres to 12 metres and a reduction in the vegetative buffer from 24 metres to 8 metres. The building setback from the vegetative buffer is 3.5 metres, which is being met by the policy.

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

- It is not the intention of staff to change policies included in the DP4 Guidelines in relation to ALR setbacks, it is to obtain comments specifically related to the development application.
- Staff are unaware of an existing City policy where landscaping is increased with density.
- Planning staff are currently working with the Applicant to review the interface between the single family suburban homes to the south and the proposed application.

- A public information meeting was held and staff are currently reviewing the comments provided by the area residents.
- Staff have requested deeper setbacks south of the proposed townhouses.
- When this application goes before Council, it will include comments from the community and staff.
- The site is close in proximity to the draft Fleetwood Plan area and similar densities are being sought in the area or are likely to be sought as part of the Fleetwood Plan area.
- No variances are being sought with respect to streamside setbacks.
- There is a Class B watercourse on the property to the east. The required setback under the Zoning Bylaw does extend into the subject property, a portion of which would be included in the 12 metre setback adjacent to the ALR. Landscaping will form a part of the Sensitive Ecosystems Development Permit associated with that setback.
- The larger site within the ALR, immediately to the east is not actively farmed. The smaller property to the east is a mushroom farm and is within the ALR. The Godwin Biodiversity Farm is not actively farmed.
- The proposal does not have an impact on farming and food security.
- Planning staff are satisfied with the setbacks along the south portion of the site and are seeking comments regarding the eastern portion.
- Widening the setback on the eastern portion would significantly impact the number of units for the site because of the depth of the property.
- Environmental reports have been submitted to review the environmentally sensitive areas which are being coordinated with the Applicant's servicing concept plan. Staff are mindful of the environmental concerns as part of the application review process.
- Environmental Reports have been submitted to staff including the geotechnical reports, reports relating to the streamside setbacks and follow-up submissions to the Province are generally acceptable. The proposed setbacks meet or exceed the setbacks outlined in the Zoning Bylaw and related Provincial requirements.
- Staff can follow up with information related to specific servicing details.

It was Moved by S. Van Keulen
Seconded by S. Rai
That the Agriculture, Environment, and
Investment Advisory Committee recommend that the General Manager of
Planning and Development support Development Application 7917-0301-00,
subject to addressing the mitigation of the eastern buffer.

Carried

3. Update on Grant Application to the Investment Agriculture Foundation of BC
Pamela Zevit, Biodiversity Conservation Planner
File: 0540-06

Pamela Zevit, Biodiversity Conservation Planner, summarized the report dated January 31, 2022, regarding an update on the grant application to the Investment Agriculture Foundation of BC's Local Government Partnership Program (IAFBC LGPP). The IAF grant application intended to secure funding to develop a comprehensive plan for management and stewardship of agricultural lands within the ALR under City ownership, specifically those lands within parks. The grant would contribute \$15,000 (50%) towards the \$30,000 project, with the remainder coming from Parks (Urban Forestry). The project, entitled "Parkland in Surrey's ALR: A comprehensive plan for agriculture" seeks to achieve the following:

- Comprehensive planning to assess the value and role of agricultural lands in parks;
- Assess the feasibility for parkland outside of those locations being actively farmed to support agricultural activities; and
- Identify how these opportunities link to broader agricultural objectives for the City.

The following information was highlighted:

- The grant application was successful with funding through the IAFBC, with the objective of taking a comprehensive feasibility study to review the opportunities for agriculture in parks that fall in the Agricultural Land Reserve (ALR).
- There are 20 parks in Surrey that are in the ALR.
- Two parks in Surrey are actively leased for farming activities, Sullivan Station and Mount Farm Park.
- Campbell Heights Biodiversity Preserve will be available for farming activities and staff have developed a process to target areas for agricultural use.
- Upland Agricultural Consulting Ltd. has been retained as the contractor for this project, it is a valuable partnership as they are currently working with Metro Vancouver and several other partners on agricultural-related projects.

- This is a collaborative project across various departments that will last six months and the project is scheduled to finish at the end of June 2022. The first staff meeting occurred last week to acknowledge the role of staff in each department. This project will be working closely with the Agriculture, Environment and Invest Advisory Committee and will be a milestone project for the City.
- Upland is conducting a literature review currently and they have a host of policies and plans, some of which are published, some of which are not, for the City to review.
- Staff are in the process of creating Park Management Plans for some of the sites as not all Parks have management plans.
- Staff are currently reviewing 20 parks, as not all the locations are feasible for further investigation as part of potential agricultural planning, either due to size, adjacency issues or high environmental sensitivity.
- There is a strong focus on First Nation engagement and Upland is working with staff to lay the foundation for an outreach program to involve First Nation communities and capture Indigenous views.
- Staff are working with Kwantlen Polytechnic University to engage with the university's agricultural programs.

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

- Staff are assessing parks within the ALR to determine where there is potential for agricultural farming and activities.
- As part of the engagement process, staff will determine where there is a potential opportunity and will have an open transparent conversation regarding the feasibility, especially for areas that have high environmental sensitivity.
- The project provides an opportunity to engage with adjacent farmers even if their parkland is not feasible for active farming opportunities.
- Regenerative agriculture involves working with the land from a stewardship perspective and taking a more sustainable approach that works with the ecological processes that currently exist on the site and having a light footprint.
- Staff are preparing a profile on the project, which will be posted on the What's Happening with Parks planning webpage

- Staff will be providing further updates to the Committee in line with their communication plan along with a detailed presentation from the consultant.

It was

Moved by M. Lamont

Seconded by V. Van Keulen

That the Agriculture, Environment, and

Investment Advisory Committee receive the report for information.

Carried

4. **2022-2023 Work Plan** **Yonatan Yohannes, Manager Utilities**

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

Yonatan Yohannes, Manager Utilities, outlined details within the workplan and the following comments were made:

- Funding for SHARP (Salmon Habitat Restoration Program) comes from two funding mechanisms: the Eco Canada Fund and City's Drainage Utility. Funding is not provided through the Provincial or Federal Governments. Supplemental funding is provided by the Engineering department. Staff will continue to monitor any funding opportunities is possible from Provincial or Federal Governments.
- The Committee requested a staff delegation regarding the development requirements and conditions required to develop and install community gardens as there is growing interest from individuals being interested in where their food comes from.
- The Committee requested a staff delegation regarding supportive measures that can be implemented to encourage more value-added farming operations. Smaller production farmers may not have the resources to actively pursue value-added options.
- The Committee requested that a representative from the Agricultural Land Commission provide additional regulatory insight and opinion so informed discussions can take place regarding topics related to agriculture.

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, March 9, 2022, at 6:00 p.m.

I. ADJOURNMENT

It was
Investment Advisory Committee meeting adjourn.
Moved by M. Lamont
Seconded by S. Van Keulen
That the Agriculture, Environment, and
Carried

The Agriculture, Environment, and Investment Advisory Committee adjourned at 8:08 p.m.

Jennifer Ficocelli, City Clerk

Councillor Allison Patton, Chair