

Agriculture, Environment and Investment Advisory Committee Minutes

Virtual
WEDNESDAY, JULY 13, 2022
Time: 6:01 p.m.

Present:

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

Regrets:

D. Bondar, Ministry of Agriculture
Shannon Lambie, Agriculture Land
Commission

Staff Present:

Y. Yohannes, Manager, Utilities
H. Janda, Contracts & Solid Waste Manager,
Engineering
J. Kew, Planner
J. Owen, District Energy Manager
S. Nichols, Deputy City Clerk
L. Townsend, Climate Program Lead

A. ADOPTIONS

1. Adoption of the Agenda

It was

Moved by S. Van Keulen
Seconded by Councillor Elford
That:

1. The Agriculture, Environment and Investment Advisory Committee meeting agenda held July 13, 2022 be amended by moving item G. 1. – Update on Illegal Dumping to B. Delegations as item 2;
2. Adding ‘Agricultural Lands 192nd and 36th Avenue’ as item G. 1.; and
3. The agenda as amended be adopted.
Carried

2. Adoption of the Minutes – June 8, 2022

It was

Moved by S. Van Keulen
Seconded by S. Rai
That the minutes of the Agriculture, Environment, and Investment Advisory Committee held June 8, 2022, be adopted.
Carried

B. DELEGATIONS

**1. Lise Townsend, Climate Program Lead and Jason Owen, District Energy Manager
City of Surrey**

Lise Townsend, Climate Program Lead and Jason Owen, District Energy Manager, provided a PowerPoint presentation regarding City of Surrey's Climate Crisis Action Strategy (CCAS) Update. The following information was highlighted:

- Staff provided a review of the process timeline, public and stakeholder engagement, and an update on next steps. Internal consultation included Engineering, Parks, Recreation and Culture and Planning and Development. External stakeholders received a letter providing a summary of findings and an update on the process.
- Climate impacts in 2021 including wildfire smoke, which resulted the lower mainland getting ranked as having the worst air quality in the world, flooding, and the heat dome. These and other impacts will likely become more frequent and severe.
- Staff presented engagement summary report findings, noting that a community survey and a statistical survey were used.
- Staff advised that preliminary framework, completed in 2021, is posted on the City's website and includes current status, the Vision for 2050, key strategies, equity considerations which identified the most vulnerable as the most impacted, and preliminary targets.
- Staff advised that survey results were consistent across neighborhoods. There was overall strong support for the key strategies outlined in the framework. The desire for interim action and setting sectoral (specific) targets for the plan were identified. The plan is intended to line up with other jurisdictions, and the Provincial and Federal governments.
- Staff advised that the City can lead action by setting an example, incorporating accountability measures into decision making, and providing education to development groups most active in Surrey, in conjunction with trade organizations and other levels of government.
- Staff advised that the City can support in prioritizing walking, cycling and encouraging transit over personal vehicle transportation, and supporting the development of 15-minute neighborhood's.
- The CCAS report, which is likely to come forward to Council in the fall, is designed to reflect survey results, and provide a roadmap and framework for going forward. Priority actions and quick starts will be included in the main body of report, and appendices will be attached with technical and auditing information.

- Staff presented a pathway to net zero emissions graph illustrating transportation and buildings as the major sources of GHG emissions.
- Staff presented guiding principles and co-benefits that address both GHG emissions and building resiliency to climate change by outlining accountability measures and reporting structures.
- Staff advised that we have most of the technology and knowledge to put in policy in place for positive change.
- Staff advised that scaling up leadership means moving from pilot projects to implementing new ways of doing business. The Clayton Community Centre, meeting Passive House standards, is helping the City shift building practices and provides a great example to developers. Staff advised that the Province is implementing new tools to regulate carbon in new construction, and regional regulations are also being implemented.
- Acting now is ideal as climate crisis impacts are accelerating, we have strong public awareness and support, and alignment with regional, Provincial and Federal initiatives is making it easier to qualify for financial assistance.
- Staff presented next steps which include finalizing the internal review, presenting findings to Council, planning for key staff resources, and creating a detailed financial strategy for implementation.

The Committee provided the following comments:

- The Committee asked staff if there is a desire to move away from reliance on natural gas to electricity and looking at alternatives to provide energy to the City. Staff advised that they are monitoring alternatives and electricity initiatives.
- The Committee asked if staff have looked at European countries such as Finland and Sweden, and others where transportation alternatives and development are reducing GHG emissions. Staff advised that while international examples are considered, they are looking more locally with other neighboring municipalities and other levels of government within Canada.
- The Committee commented on the need to get developers on board, potentially using incentives and City recognition, to include living walls and roofs in their projects. Staff advised that the City has taken opportunities to lead by example on city facilities and that the Province appears to be making more progress on moving energy codes and amending operational standards.
- The Committee asked about achievability of carbon neutrality for residents and what would make the most impact. Staff advised that they do not want to download responsibility to residents but instead make system changes to make the most impactful choices easy.
- The Committee asked what the incentive would be for the City to lead this initiative. Staff responded that the staff reported to Council this week highlighting new funding opportunities from the Province and that Federal

initiatives are likely to follow, which allow the City access to grants and funding partnerships.

2. Update on Illegal Dumping

Harry Janda, Contracts & Solid Waste Manager, Engineering

Harry Janda, Contracts & Solid Waste Manager, Engineering, provided a PowerPoint presentation updating the committee on illegal dumping. The following information was highlighted:

- Staff provided background information and noted that illegal dumping occurs throughout all Metro Vancouver jurisdictions, and involves offenses on both City and public property.
- Staff advised that initiatives and proactive measures had reduced illegal dumping by 30% but with COVID and more people working from home, an increase of 15% has been noted with the dumping of home renovation material, small appliances and furniture.
- Staff advised that City illegal dumping initiatives include:
 - the expansion of large item pick up;
 - installation of CCTV at high dumping locations;
 - cutting off access where regular dumping is an issue;
 - creation of a new business unit to streamline operations;
 - deployment of better equipment;
 - online requests for apartment building residents now available, where previously they did not have access to this service;
 - no cost pop-up waste drop events; and
 - a drop off event is being planned at the new waste facility once open
- Staff advised that large item pickup program changes now allow illegally dumped items such as electronics, tires, small appliances to be dropped off.
- Staff advised that the City hosted a “Love where you live campaign” which focused on getting residents and businesses involved in the overall cleanliness of the city and showing civic pride.
- Staff reported that utilizing surveillance cameras has provided them with the information they need to follow up on enforcement, issue fines and provide education.
- Staff presented current statistics which indicate that there has been a decrease in dumping between 2015 to 2021 and noted there is more to do to curb illegal activity.
- Staff advised that the construction of Central Surrey Recycling and Waste Centre will provide a convenient, one-stop for both waste and recycling. The facility, scheduled to open late summer 2022, will be 7 days a week, year round.

- Staff advised that recent amendments to dumping related bylaws implemented an adjudication process, similar to illegal building and parking enforcement.
- Staff advised that an education and awareness campaign will be developed to change illegal dumping behavior and raise awareness of the impacts.

The Committee provided the following comments:

- The Committee asked what can be done about hazardous waste disposal which falls under Provincial enforcement. Staff advised that a request for Provincial involvement is needed for items such as mattresses, gypsum, and drywall disposal.
- The Committee asked about the fee structure at the new facility. Staff advised that fees will be based on Metro Vancouver tipping fees, which staff acknowledge is currently a barrier for items such as mattresses and gypsum. The facility is being built in such a way that the recycling area, a free service, will be situated at the front and paid dumping will be situated at the back. Staff also advised that there will be reduced fees for a period of time and that mattress disposal will soon be free.
- The Committee asked staff if they have been able to identify certain industries and groups as repeat offenders and what is being done to get them onboard with available programs. Staff advised that there has been a lot of promotion with small businesses, residents, and contractors.
- The Committee asked if there will be an opening ceremony for the new facility. Staff advised that they are working through final inspection and that an event is being planned for late summer.
- The Committee asked if there will be an update provided on the issue. Staff advised that they will be able to review and provide stats.

C. NEW BUSINESS

1. Development Application 7922-0023-00

Jonathan Kew, Planner
Address: 17027 – 40 Avenue

The Planning and Development Department is in receipt of Development Application No. 7922-0023-00 which proposes a Development Variance Permit (DVP) to increase the maximum front yard setback for a single-family dwelling and to increase the farm residential footprint setback to allow a new single-family dwelling to be constructed on the subject property.

Staff are in the process of reviewing the subject application in relation to the City's Zoning Bylaw and Official Community Plan Policies. As part of the overall review process, the General Manager, Planning and Development, is seeking comments and recommendations from the Agriculture, Environment, and Investment

Advisory Committee (AEIAC) with respect to impacts on agricultural land and practices in Surrey. The following information was highlighted:

- Staff provided a topographic aerial image and spoke to the variance requests, and the history of the property.
- Staff advised that standard building provisions will apply, including the demolition of current buildings and fill remediation before the issuance of building permits.
- Staff spoke to the applicant's rationale in the staff report and noted that under the current application the property is being farmed and the proposed home is in compliance with the floor maximum area.

The Committee provided the following comments:

- The Committee discussed the previous application and the need to ensure that the active farming is not interrupted.
- The Committee noted their support for the size of the proposed home and the continued farming operation on the land.

It was

Moved by S. Van Keulen

Seconded by Councillor Elford

That the Agriculture, Environment, and

Investment Advisory Committee recommend that the General Manager of Planning and Development support Development Variance Permit 7922-0023-00 as presented in the staff report dated June 29, 2022.

Carried

D. OUTSTANDING BUSINESS

This section had no items to consider.

E. ITEMS REFERRED BY COUNCIL

This section had no items to consider.

F. CORRESPONDENCE

This section had no items to consider.

G. OTHER BUSINESS

1. Agricultural Lands – 192nd Street and 36th

The Committee spoke to the recent Council resolution requesting that the City work with Federal and Provincial governments to move towards bringing the

subject lands into the Agricultural Land Reserve. The Committee noted that soil conditions on the farm allow for growing from February to December. The Committee also noted significant support for the proposal. The Committee noted that endorsement of the Council resolution would be beneficial for Council in lobbying the MLA's and Federal Minister of Agriculture and Agri-food.

It was

Moved by S. Van Keulen

Seconded by M. Lamont

That the Agriculture, Environment, and Investment Advisory Committee endorse the following Council resolution of July 11, 2022:

That:

1. The 220 acres of exceptionally fertile farmland located at 192nd Street and 36th Avenue and currently zoned Agricultural (A-1), be designated as Agricultural as part of the Official Community Plan review process taking place in 2023;
2. The City work with the Federal and Provincial governments to move towards bringing these lands into the Agriculture Land Reserve; and
3. Staff conduct an assessment of all agricultural, food producing land in Surrey with a view to protecting these lands for the purpose of addressing future food security requirements.

Carried

2. Verbal Updates

The Committee provided updated on the current planting season. The Committee received an update on the freshet. The Committee provided an updated on eagle programs.

H. INFORMATION ITEMS

1. Development Application 7921-0354-00

Kevin Shackles, Planner

Address: 18745 - 24 Avenue

The Planning and Development Department is in receipt of Development Application No. 7921-0354-00, which proposes a purpose-built single tenant cold storage facility with a total floor area of 7,045 square metres. The proposal is outside of the Agricultural Land Reserve (ALR), and the proposed building and development is more than 45 metres away from the ALR boundary, with 24 Avenue and a newly proposed Green Infrastructure Corridor landscape buffer between the proposed building and the ALR boundary.

Staff is in the process of reviewing the subject application. As part of the overall review process, staff request the Agriculture, Environment, and Investment Advisory Committee (AEIAC) receive this memo for information purposes.

The Committee was advised that the application does not require their comment and has been sent to the committee for information purposes only because the application is within the Farm Protection DP buffer area.

I. NEXT MEETING

The next meeting of the Agriculture and Food Policy Advisory Committee will be held on **September 7, 2022**, at 6:00 p.m.

J. ADJOURNMENT

It was

Moved by M. Lamont

Seconded by Councillor Elford

That the Agriculture, Environment, and

Investment Advisory Committee meeting adjourn.

Carried

The Agriculture, Environment, and Investment Advisory Committee adjourned at 7:50 p.m.

Jennifer Ficocelli, City Clerk

Councillor Allison Patton, Chair