

Agriculture and Food Policy Advisory Committee Minutes

2E - Community Room B
City Hall
13450 - 104 Avenue
Surrey, B.C.
TUESDAY, MARCH 12, 2019
Time: 6:00 p.m.
File: 0540-20

Present:

Councillor Hundial, Chair
M. Bose, Vice-Chair
B. Sandhu
J. Gibeau
M. Hilmer
P. Harrison
R. Brar
S. Rai

Agency Representative:

D. Geesing

Regrets:

D. Arnold
S. VanKeulen

Staff Present:

A. Rossi, Associate Planner
C. Baron, Drainage Manager
C. Liew, Planner
C. Lumsden, Associate Planner
G. Pladson, Property Agent
M. Kischnick, Planner
W. Siegner, Planning Technician
C. Eagles, Administrative Assistant

A. INTRODUCTIONS

Councillor Hundial was appointed Chair to the Agriculture and Food Policy Advisory Committee at the December 3, 2018 Council meeting.

Committee Roundtable**B. ELECTION AND APPOINTMENT****1. Appointment of Vice-Chair**

It is in order for the Committee to elect a Vice-Chair for the 2019 calendar year.

It was

Moved by P. Harrison

Seconded by B. Sandhu

That the Agriculture and Food Policy

Advisory Committee (AFPAC) appoint Mike Bose as the Vice-Chair for the 2019 calendar year.

Carried

2. Environmental Sustainability Advisory Committee (ESAC) Representative

It is in order for the Committee to elect a representative to serve on the Environmental Sustainability Advisory Committee (ESAC) for the 2019 calendar year.

It was

Moved by M. Bose

Seconded by P. Harrison

That the Agriculture and Food Policy

Advisory Committee (AFPAC) elect Stan VanKeulen as the Environmental Sustainability Advisory Committee (ESAC) Representative.

Carried

3. **Proposed 2019 Meeting Schedule**

The Committee is requested to pass a motion adopting the 2019 Meeting Schedule as presented.

It was
Advisory Committee adopt the 2019 Meeting Schedule as presented.
Moved by M. Bose
Seconded by P. Harrison
That the Agriculture and Food Policy
Carried

C. **ADOPTION OF MINUTES**

1. Minutes of November 1, 2018.

It was
Food Security Advisory Committee meeting held November 1, 2018, be adopted as presented.
Moved by M. Bose
Seconded by R. Brar
That the minutes of the Agriculture and
Carried

D. **DELEGATIONS**

E. **NEW BUSINESS**

M. Bose declared a conflict of interest and exited the meeting at 6:08 p.m.

S. Rai arrived to the meeting at 6.09 p.m.

1. **Proposed Subdivision within the Agricultural Land Reserve**

William Siegner, Planning Technician
File: 7919-0010-00

The following comments were made:

- The subject property is 26.9 hectares, designated Agricultural in the Official Community Plan (OCP), zoned General Agricultural (A-1) Zone and is located within the Agricultural Land Reserve (ALR).
- The subject application proposes a subdivision of ALR land in order to secure a City of Surrey pump station on City Land. The pump station and an access road are currently contained within a registered statutory right-of-way on the subject property. The City is seeking to acquire a portion of the statutory right-of-way (159.3 square metres), containing the pump station, on a fee simple lot. This will require a subdivision of the property.

- Staff noted there are existing statutory right of ways registered on lands for pump stations and noted the City’s position to purchase the land as fee simple was recommended by the legal department.
- It was noted there is a benefit for the City in the long term for the pump station being secured on fee simple land rather than by way of a statutory right of way.

Staff noted the application will be submitted to the *Agricultural Land Commission*.

It was Moved by J. Gibeau
That the Agriculture and Food Policy
Advisory Committee direct staff of the Legal Department to provide reasoning as to why the subject application was acquired in a fee simple manner.

The motion was not considered due to the lack of a seconder.

It was Moved by M. Hilmer
Seconded by B. Sandhu
That the Agriculture and Food Policy
Advisory Committee receive Development Application 7919-0010-00.
Carried

It was requested that city staff provide an informational update to the Committee regarding the practice of determining when it is desired to acquire fee simple lots for existing pump stations by the City versus statutory right of ways.

M. Bose entered the meeting at 6:19 p.m.

2. Proposed Non-Farm Use and Rezoning for a Vacuum Truck Receiving Station in the Agricultural Land Reserve

Adam Rossi, Associate Planner
File: 7918-0259-00

The following comments were made:

- The subject property is 9.1 hectares in area, designated Agricultural in the OCP and zoned General Agricultural (A-1) Zone. The site contains four barns, three storage facilities and residences.
- The applicant is proposing a non-farm use and rezoning in order to operate a vacuum truck receiving station (VTRS), which is not a permitted use within the ALR under the *Agricultural Land Commission Act (ALCA)*.
- It was noted that neighbouring properties have submitted complaints regarding leachate going into the creek and that odour is consistent with farming practices in the ALR. It was noted that the soil on the subject site has some challenges and that mixing top soil with old gypsum board would contaminate the soils and leach into the nearby rivers and creeks.

The Committee noted there is no agricultural component to the application and expressed concerns regarding a history of leachate into the creek.

It was Moved by M. Bose
Seconded by R. Brar
That the Agriculture and Food Policy
Advisory Committee recommend to the General Manager of Planning and
Development to not support Development Application 7918-0259-00.
Carried

3. **Proposed Reduction of the Maximum Depth of the Farm Residential Footprint and Maximum Building Setbacks**

Charlene Liew, Planner
File: 7918-0090-00

The following comments were made:

- The subject property is 2.56 hectares in size, located within the ALR and the 200-year floodplain area. The site is designated Agricultural in the OCP, zoned General Agricultural (A-1) Zone and is not classified as farmland under the Assessment Act.
- The applicant is proposing a Development Variance Permit (DVP) to increase the maximum depth of the farm residential footprint in the General Agricultural (A-1) Zone from 60 metres to 80 metres and increase the maximum building setback permitted in the A-1 Zone from 50 metres to 74 metres.
- The Committee expressed concerns that the subject application had fill placed in a wrong location on the property and support the road widening.

Staff provided clarification that in early 2012 the city issued a soil permit for fill in accordance with setback standards of the day. Current A-1 Zoning maximum setbacks for dwellings came into effect after the 2012 soil deposition. The Committee expressed concerns that having a house set back on a small property would not enhance agriculture.

It was Moved by Councillor Hundial
Seconded by M. Hilmer
That the Agriculture and Food Policy
Advisory Committee recommend to the General Manager of Planning and
Development to not support Development Application 7918-0090-00.
Carried

4. **Development Variance Permit to Vary Farm Home Plate Setback Requirements of the A-1 Zone**
 Evan March, Planning Technician
 File: 7917-0527-00

The following comments were made:

- The subject property is 1.98 hectares in size, designated Agricultural in the OCP, zoned General Agricultural (A-1) Zone, located within the ALR and is not classified as farmland under the *BC Assessment Act*.
- The site is encumbered by a Class A/O watercourse running adjacent to the east property boundary. There is an existing single family dwelling at the south end of the subject property.
- The application was previously presented to AFSAC on September 6, 2018. On such date, the AFSAC commented that there is no justification in moving the new proposed dwelling further back on the property and that the application does not conform to City standards. The applicant is seeking a DVP to vary the farm home plate setback requirements of the A-1 Zone in order to construct a new single family dwelling.
- Staff noted that the Serpentine & Nicomekl lowlands are designed to flood to Agricultural and Rural Development Subsidiary Agreement ("ARDSA") standards and crops planted in this area should be designed to allow for periodic flooding in the winter and summer.
- Staff noted there is a reduction in the proposed size of farm residential footprint and pre-load area.

The Committee noted the application has not changed significantly from when it was previously presented to AFSAC and there is no justification for the setback of the farm residential footprint on the property.

It was Moved by Councillor Hundial
 Seconded by P. Harrison
 That the Agriculture and Food Policy
 Advisory Committee recommend to the General Manager of Planning and
 Development to not support Development Application 7917-0527-00.
Carried

F. ITEMS REFERRED BY COUNCIL

G. CORRESPONDENCE

H. INFORMATION ITEMS**1. Corporate Report: AFPAC Terms of Reference**

File: 0540-20-07

It was expressed that having a consistent approach across applications is important.

It was requested that the Committee review the Terms of Reference and provide their recommendations at the upcoming AFPAC meeting.

It was
Moved by M. Bose
Seconded by P. Harrison
That the Agriculture and Food Policy
Advisory Committee Terms of Reference be considered at the April 1, 2019 AFPAC meeting.

Carried

2. Metro Vancouver Agriculture Awareness Grants

File: 0450-01

It was
Moved by Councillor Hundial
Seconded by P. Harrison
That the Agriculture and Food Policy
Advisory Committee receive the Metro Vancouver Agriculture Awareness Grants as information.

Carried

3. Information Bulletin 05: Residences in the ALR

File: 0360-20

The Agricultural Land Commission's recent changes to the statute and regulation, effective February 22, 2019, will affect uses on the Agriculture Land Reserve.

The Committee discussed the challenges staff will encounter with respect to how the City will process applications and if any will be grandfathered. Staff advised that application's in the que are aware of the new provincial legislation, which supersedes current City zoning and policies, and that all city and Provincial requirements must be adhered to.

It was
Moved by Councillor Hundial
Seconded by P. Harrison
That the Agriculture and Food Policy
Advisory Committee receive the Information Bulletin 05: Residences in the ALR as information.

Carried

It was Moved by Councillor Hundial
Seconded by P. Harrison
That the Agriculture and Food Policy
Advisory Committee recommend that planning staff work with the representative
of the *Agricultural Land Commission* to provide a future presentation regarding
ALC legislation changes, and on Surrey's ALR application processes specifically.
Carried

4. **Policy Forum Background Information**

File: 0390-20

M. Bose and M. Hilmer expressed their intent on attending the Policy Forum to engage in dialogue about agricultural land use issues in the Lower Mainland. The event will be held on April 3, 2019 at Metrotower III, in Burnaby between 8:00 am to 4:00 PM. and is being hosted by Metro Vancouver and the University of Northern British Columbia

It was Moved by Councillor Hundial
Seconded by P. Harrison
That the Agriculture and Food Policy
Advisory Committee receive the Policy Forum Background for information.
Carried

I. **INTEGRITY OF THE AGRICULTURE LAND**

1. **Agricultural Land Use Related Issues**

Staff discussed the process for the committee to bring up agricultural land use related issues, including privacy and follow up procedures. The purpose of this item is for the Committee to discuss issues they see in the ALR that are of concern, report that to staff, and staff will bring the items forward for discussion as necessary.

The Committee expressed concerns that there is a great deal of bylaw violations on the ALR. The Committee noted a desire to understand how the City's Legal Department and Bylaw Enforcement divisions are made aware of the violations and act to reduce bylaw infractions. The Committee would like to preserve the integrity of the ALR land and ensure that ALR land is used for farming purposes and not truck parking or related non-farming uses.

The Committee wants to be appraised on how to report bylaw violations and to know how those reported are investigated. The Committee noted the possibility to work on a future policy initiative, specifically those related to regulatory enforcement of truck parking.

It was Moved by R. Brar
Seconded by P. Harrison
That the Agriculture and Food Policy Advisory
Committee request staff of Bylaw Enforcement to attend an upcoming AFPAC meeting to discuss non-farming uses in the ALR.
Carried

2. **Truck Parking Task Force Open House**

The Committee discussed the issues related to trucks illegally parking on ALR land and the negative effects it has on farming.

J. **OTHER BUSINESS**

1. **Workplan**

It was requested that a copy of the 2018 workplan be included on the next agenda in order for AFPAC to review previous priorities and discuss new priorities.

K. **NEXT MEETING**

The next meeting of the Agriculture and Food Policy Advisory Committee will be held on Tuesday, April 2, 2019, at 6:00 p.m. in 2E Community Room B.

L. **ADJOURNMENT**

It was

Moved by M. Bose
Seconded by P. Harrison
That the Agriculture and Food Policy

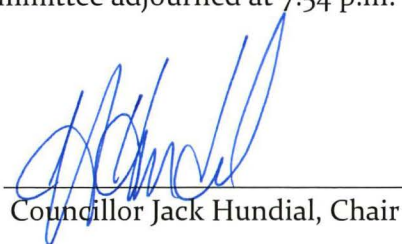
Advisory Committee meeting adjourn.

Carried

The Agriculture and Food Policy Advisory Committee adjourned at 7:54 p.m.



Jennifer Ficocelli, City Clerk



Councillor Jack Hundial, Chair