



Agriculture and Food Policy Advisory Committee Minutes

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

Present:

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

Agency Representative:

D. Geesing
K. Mark

Regrets:

B. Sandhu
D. Arnold

Staff Present:

B. Daly, Planning Technician
C. Baron, Drainage Manager
C. Stewart, Senior Planner
G. Pladson, Property Agent
M. Jorgensen, Planner
M. Kischnick, Planner
W. Siegner, Planning Technician
C. Eagles, Administrative Assistant

A. ADOPTION OF MINUTES

1. Minutes of March 12, 2019.

It was

Moved by M. Bose
Seconded by M. Hilmer

That the minutes of the Agriculture and Food Policy Advisory Committee meeting held March 12, 2019, be adopted as presented.

Carried

It was learned that staff were the only ones permitted to attend the Policy Forum Background Information Session.

B. DELEGATIONS

J. Werring declared a conflict of interest and exited the meeting at 6:02 p.m.

1. **Delegation Request: Second Harvest**

It was

Moved by M. Bose
Seconded by J. Gibeau
That the Agriculture and Food Policy

Advisory Committee accept the delegation request on Second Harvest.

Carried

J. Werring entered the meeting at 6:04 p.m.

C. OUTSTANDING BUSINESS**1. Terms of Reference**

One of the Committee members discussed limiting the amount of development applications on AFPAC agendas in order to ensure adequate discussion, so as not to extend meeting hours. Additional discussion included the benefits of checklists in application memos, and staggering appointment terms of committee members to ensure consistency of decision making.

K. Mark arrived to the meeting at 6:15 p.m.

2. Workplan Discussion

The Committee reviewed the draft 2019 Workplan and discussed the idea of looking into emergency preparedness in BC as it relates to local food. The Committee also expressed interest in reviewing signage bylaws (agricultural signage issues); and requested information related to a Crop/Farm sign identification Program.

D. NEW BUSINESS**1. Agricultural Land Commission (ALC) Legislative Changes and Surrey's ALR Application Process**

Markus Kischnick, Planner
File: 6880-75

Staff provided a Power-Point presentation on the legislative changes enacted by the Agricultural Land Commission (ALC) and the City's Agricultural Land Reserve (ALR) application process. Staff highlighted the following information:

The Provincial Government introduced amendments to the ALC Act on November 28, 2018 by way of Bill 52. On February 22, 2019, the ALC Act was amended and new ALR Use Regulations came into effect.

Recent residential use changes include:

- Only one residence permitted;
- The total floor area of a principal residence must be less than or equal to 500 m² (5,381 square feet); and
- The fill must not exceed 1,000 m² (0.247 acres).
- If a landowner wishes to use a residential structure in a manner that contravenes the ALR regulations, the landowner must apply directly to the ALC.
- The city received 28 permits applications, prior to the new regulations of February 22, 2019. Staff discussed three scenarios for issuing permits for residential dwellings in the ALR, including for grandfathering of applications.

- Changes no longer includes soil removal or fill placement permission for non-farm use or fill use, and a Notice of Intent (NOI) for Soil or Fill Use Applications is required for a fill placement or removal of soil above permitted values. There is now a defined list of prohibited fill materials in the ALR.
- If a landowner wishes to contravene the soil and fill use changes, the landowner must submit an application directly to the ALC.
- The ALC regulation does include a few soil/fill scenarios which do not require ALC authorization, and are exempt from requiring a ALC Notice of Intent (NOI).
- The changes to the ALCA and the regulations mean that previous ALC bylaws, policies and information bulletins in relation to non-farm uses, fill placement, soil removal and aggregate removal are superseded.
- The City will therefore need to initiate a review of bylaws (zoning/soil deposition) and public information (in due course) as clarifying and interpretation of legislation information is provided by the Province.

In response to questions from the Committee, staff clarified there are now some differences between the ALC regulations and City zoning and soil deposition bylaws, for land in the ALR. The City will not approve or permit, non-farm uses, fill placement or removal of soil or aggregate until such time that the Commission has approved the Non-farm Use, Soil or Fill Use Application for the subject property, or unless the Non-farm use or fill placement or soil removal is an Exempted Activity.

In some cases, Surrey's regulatory bylaws contain additional requirements more restrictive than ALC regulations. For example, when constructing new roads, the ALC may allow the application; however, the City may have additional regulations (such as for roads constructed within the lowlands/floodplain), that would be required as part of a city fill permit application.

The Committee noted the new ALC changes provides a clear, and consistent direction for BC municipalities.

2. **Development Application 7915-0020-00**
Misty Jorgensen, Planner
File: 7915-0020-00; 6880-75

The following comments were made:

- The subject application was originally presented to the Agriculture and Food Security Advisory Committee (AFSAC) on May 5, 2016, which AFSAC recommended support for the application.

- The subject application is for a non-farm use and rezoning to allow for a new and larger abattoir on the site. The abattoir is provincially licensed, which the provincial license restricts the movement of meat products to the Province of BC. The applicant is seeking a Canadian Food Inspection Agency (CFIA) Federal License to become a federally registered meat establishment, which will allow the transport of meat products beyond the Provincial boundaries.
- The property is currently split-zoned with the majority of the property zoned General Agriculture Zone (A-1) and the eastern portion of the property zoned High Impact Industrial Zone (IH), which permits an abattoir. The applicant is seeking to rezone the property to CD Zone and divide it into two blocks, to permit the proposed abattoir.
- Following the Regular Council Land Use meeting and referral to the Agricultural Land Commission, the applicant made further changes which no longer complies with the following requirements of the Rezoning Bylaw or ALC decision of December 2017.

Staff noted the applicant's proposed changes to the site plan and building footprint required the application to return to AFPAC.

The Committee noted the benefit the application has to agriculture. The ALC representative noted that the original application to the ALC included a larger abattoir. The abattoir would employ local people and the facility would be able to process meats.

It was

Moved by S. VanKeulen

Seconded by M. Bose

That the Agriculture and Food Policy

Advisory Committee recommend to the General Manager of Planning and Development to support Development Application 7915-0020-00 as this is the only one facility in the City and provides a benefit to the overall agriculture system.

Carried

3. **Development Application 7918-0464-00**

William Siegner, Planning Technician

File: 7918-0464-00; 6880-75

The following comments were made:

- The subject property is 0.28 hectares in area, designated Suburban in the Official Community Plan (OCP) and zoned Half-Acre Residential Zone (RH). The property is located outside of the ALR and is not classified as farmland under the *Assessment Act*. A single-family dwelling on the subject property is proposed to be removed.
- A Development Permit for Farm Protection, Sensitive Ecosystems (Green Infrastructure Area) and Hazard Lands (Steep Slopes) is proposed in order to construct a new single-family house on the property. Staff noted the application meets City requirements and guidelines for a Development Permit.

The Committee noted all buffering and farm protection development permit guidelines are met and in general support the application.

It was Moved by M. Bose
Seconded by P. Harrison
That the Agriculture and Food Policy
Advisory Committee recommend to the General Manager of Planning and
Development to receive Development Application 7918-0464-00.
Carried

4. Development Application 7918-0331-00

Ben Daly, Planning Technician

File: 7918-0331-00; 6880-75

The following comments were made:

- The subject property is designated Agricultural in the Official Community Plan (OCP) and zoned General Agricultural Zone (A-1). The applicant is proposing to subdivide the property to create one 19.0 hectare lot and one 4.0 hectare lot.

The Committee expressed concerns that smaller parcels of land have a smaller percentage of being farmed as compared to larger parcels. Based on percentages of land sizes farmed, having smaller parcel sizes is not a benefit to agriculture, and do not support the subdivision. The bigger the parcel, the more economical it is to farm.

It was Moved by M. Bose
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 7918-0331-00.
Carried

E. ITEMS REFERRED BY COUNCIL

F. CORRESPONDENCE

1. Harvest Pump Station Acquisition

File: 7919-0010-00; 6880-75

Staff provided a memorandum 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.

G. INFORMATION ITEMS

- 1. Development Application 7918-0347-00**
Sharon Johal, Planning Technician
File: 7918-0347-00-00; 6880-75

Staff provided a memorandum to the subject application, which was supported by Council at the March 11 Council meeting.

- 2. ALC Information Bulletin Update 07: Soil or Fill; Uses in the ALR**
File: 0360-20

The following item was provided for information.

H. INTEGRITY OF THE AGRICULTURE LAND

The Committee expressed concerns on people trespassing on dikes and the potential for the Committee to relook at the sign bylaw, and ways to provide more information to the public about trespass concerns through social media or other methods.

I. OTHER BUSINESS

- 1. Environmental Sustainability Advisory Committee (ESAC) Update**

The representative appointed to AFPAC from ESAC, J. Werring, introduced himself.

J. NEXT MEETING

The next meeting of the Agriculture and Food Policy Advisory Committee will be held on Tuesday, May 7, 2019, at 6:00 p.m. in 2E Community Room B.

K. ADJOURNMENT

It was

Moved by M. Bose
Seconded by J. Gibeau
That the Agriculture and Food Policy

Advisory Committee meeting adjourn.

Carried

The Agriculture and Food Policy Advisory Committee adjourned at 7:45 p.m.



Jennifer Ficocelli, City Clerk



Councillor Jack Hundial, Chair