

Agriculture and Food Policy Advisory Committee Minutes

Present:

Councillor Hundial, Chair
B. Sandhu
D. Arnold
J. Gibeau
J. Werring
M. Hilmer
P. Harrison
S. Rai

Agency Representative:

D. Geesing

Regrets:

M. Bose, Vice-Chair
R. Brar
S. VanKeulen

Staff Present:

C. Elder, Project Supervisor
C. Stewart, Senior Planner
K. Marosevich, Bylaw Services Manager
M. Kischnick, Planner
W. Siegner, Planning Technician
C. Eagles, Administrative Assistant

A. ADOPTION OF MINUTES

1. Minutes of April 2, 2019.

It was

Moved by P. Harrison

Seconded by M. Hilmer

That the minutes of the Agriculture and
Food Policy Advisory Committee meeting held April 2, 2019 be adopted as
presented.

Carried

J. Gibeau arrived to the meeting at 6:07 p.m.

B. DELEGATIONS**C. NEW BUSINESS**

1. **Development Application 7918-0440-00**
William Siegner, Planning Technician
File: 7918-0440-00; 6880-75

The following comments were made:

- The subject application proposes a variance to the A-1 Zone for farm residential footprint size and maximum principal dwelling setbacks in order to permit the construction of additions to the existing dwelling and new garage and pool house. The subject property is approximately 2.1 hectares in size, designated Agricultural in the Official Community Plan (OCP), zoned General Agricultural Zone (A-1) and located within the Agricultural Land Reserve. The subject site is not currently classified as farmland under the BC *Assessment Act* and is encumbered by a Class A watercourse running through the northwest corner of the property.

- The applicant is proposing a variance to adjust the maximum setbacks in the General Agricultural Zone (A-1) in order to permit proposed additions to the existing dwelling a proposed pool house and a proposed septic field.
- The proposed additions and pool house do not comply with the farm residential footprint size and setback siting requirements of the A-1 Zone. The applicant is requesting a variance to the setback provisions in the A-1 Zone to increase the maximum setback of the single family dwelling from 50 metres to 65 metres, to increase the maximum depth for the farm residential footprint from 60 metres to 90 metres, and to increase the maximum size of the farm residential footprint from 2,000 square metres to 3,180 square metres. The application is for a renovation and addition to an existing single-family dwelling.

The Committee expressed concerns that the application does not provide a benefit to agriculture. Staff wanted to clarify that wording was included to ensure the pool house would not be used as a secondary residence, which is not a permitted use in the A-1 Zone and ALC legislation.

The Committee expressed concerns on the loss of potential farmland and noted they do not see how the application is a benefit to agriculture, by deviating the footprint size and setbacks.

It was

Moved by J. Gibeau

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 7918-0440-00.

Carried

With D. Arnold opposed.

2. Delta Farmland and Wildlife Trust - Winter Cover Crop Program
Carla Stewart, Senior Planner

The Delta Farmland and Wildlife Trust is a non-profit organization that promotes the preservation of farmland and wildlife habitat on the lower Fraser River delta through co-operative land stewardship with local farmers.

The Winter Cover Crop Stewardship Program helps farmers establish vegetative cover on their fields before winter. The cost of planting is shared by the farm and the Delta Farmland and Wildlife Trust. The Program provides a feeding habitat for herbivorous waterfowl and shorebirds, protects the soil from erosion due to heavy winter rain, scavenges excess nutrients like nitrogen before they leach from the soil, and increases organic matter in the soil.

The Program pays \$50,00 per acre and the farmer determines when and what to plant. The deadline to plant is September 30, 2019.

More information about the Delta Farmland & Wildlife Trust can be found at www.deltafarmland.ca

D. OUTSTANDING BUSINESS

1. Content on Planning Applications

Carla Stewart, Senior Planner

Item D.1 was deferred to the next AFPAC meeting.

2. Sign Inventory

Staff noted that the cleaning of signs along the dykes is with the Construction & Dyking Operations Superintendent and will be incorporated this year. It was noted that whether the City has an existing inventory of signs will be confirmed and reported back to AFPAC at a future meeting.

E. ITEMS REFERRED BY COUNCIL

F. CORRESPONDENCE

G. INFORMATION ITEMS

H. INTEGRITY OF THE AGRICULTURE LAND

1. Non-Farming uses on the ALR

Kim Marosevich, Bylaw Services Manager

File: 4000-01

Bylaws Staff provided a Power-Point presentation on non-farming uses in the Agriculture Land Reserve and related provincial and municipal legislation on what is permitted. Staff highlighted the following information:

- The majority of bylaw violations that occur on the Agriculture Land Reserve are primarily related to illegal truck parking and illegal soil deposition. Common complaints include noise, trucks damaging the road, diesel fumes from trucks idling, garbage and litter, and trucks leaking oil.
- The current complaint procedure begins when a complaint is received it is investigated by a city bylaw officer, who contacts the owner and complainant. The owner is given a deadline to comply or alternatively, there is an option to apply for a temporary use permit. If compliance is not gained, tickets can be issued. If charges are laid, the owner can be taken to Court. Subsequent to any changes, the property is monitored.
- To report violations on the Agriculture Land Reserve, or on any property, the public is encouraged to contact the City's Bylaw and Licensing Services by telephone 604-591-4370, or e-mail bylawcomplaint@surrey.ca, or through the My Surrey Portal App. Complainant's information will not be disclosed to the owner in violation. The more witnesses there is to violations can be an advantage if the case proceeds to the Courts.

- The Committee expressed concerns on truck parking on the ALR and the shortage of land available for that purpose. In response to questions from the Committee, staff noted that bylaw enforcement is typically dealt with on a file by file basis. It was noted that BC Assessment issues farm status to properties.
- It was noted the Truck Parking Task Force is underway to identify and develop options to address the shortage of authorized truck parking. An update on the Truck Parking Task Force can be found in Corporate Report Ro83.
- It was noted that an inventory of properties that have farm status and which farms that are actively farmed would be beneficial.

In response to questions from the Committee, staff noted that the ALC has information and instructions on how to report non-farm uses in ALR directly to the ALC. It was noted that staff will provide an update to the Committee on Provincial actions on the investigation of farm status.

I. OTHER BUSINESS

1. Environmental Sustainability Advisory Committee (ESAC) Update

At the May 1, 2019 ESAC meeting, it was noted that staff provided a presentation of the Anniedale-Tynehead New Concept Plan and on the Surrey Tree Bylaw, which the Committee made a recommendation to Council to revisit the bylaw for revisions.

2. Verbal Updates

The Committee discussed the potential to facilitate a farm tour.

J. NEXT MEETING

The next meeting of the Agriculture and Food Policy Advisory Committee will be held on Tuesday, June 4, 2019, at 6:00 p.m. in 2E Community Room B

K. ADJOURNMENT

It was

Moved by P. Harrison
Seconded by B. Sandhu
That the Agriculture and Food Policy


Advisory Committee meeting adjourn.

Carried

The Agriculture and Food Policy Advisory Committee adjourned at 7:42 p.m.



Jennifer Ficocelli, City Clerk



Councillor Jack Hundial, Chair