

Agriculture and Food Policy Advisory Committee Minutes

Present:

Councillor Hundial, Chair
M. Bose, Vice-Chair
B. Sandhu
D. Arnold
J. Gibeau
J. Werring
M. Hilmer
P. Harrison
S. VanKeulen

Regrets:

R. Brar
S. Rai

Staff Present:

B. Daly, Planner
C. Baron, Drainage Manager
C. Stewart, Senior Planner
D. McLeod, Transportation Planning Manager
J. Koch-Schulte, Planner
M. Kischnick, Planner
C. Eagles, Administrative Assistant

A. ADOPTION OF MINUTES**1. Minutes of June 4, 2019.**

It was

Moved by M. Bose

Seconded by M. Hilmer

That the minutes of the Agriculture and
Food Policy Advisory Committee meeting held June 4, 2019 be adopted as
presented.

Carried

B. Sandhu arrived to the meeting at 5:12 p.m.

S. VanKeulen arrived to the meeting at 5:20 p.m.

B. DELEGATIONS**1. Cannabis Production Operations Emissions**

Esther Berube, Division Manager, Bylaw & Regulation Development, Air Quality
and Climate Change, and Laura Taylor, Public Engagement Coordinator, Metro
Vancouver
File: 5280-04

The delegation provided a Power-Point Presentation on Cannabis Production
Operations and Managing Air Emissions. The following information was
highlighted:

- It was noted that there are potential environmental impacts from cannabis production and processing operations. During cannabis production and processing, there are odorous air contaminants emitted that are volatile organic compounds that contribute to the formation of harmful ground level ozone and fine particulate matter through reactions with other substances and sunlight in the lower atmosphere.

- Metro Vancouver is proposing to regulate air contaminants and reduce air emissions from the cultivation, harvesting, and processing of cannabis plants. These air contaminants have an impact on public health and the environment.
- Facilities that would be subject to the proposed regulations include operations conducting indoor and outdoor cultivation, cannabis processing operations, and facilities carrying out the extraction of oils from cannabis and manufacturing derived products.

Metro Vancouver is conducting a consultation period between July to September and will compile the feedback for consideration by the Board.

The Committee noted that regulations may be too strong for businesses when they are initially starting up, such as initial high costs and meeting policies and regulations.

2. Sustainable Food Systems

Kent Mullinix and Wallapak Polasub, Kwantlen Polytechnic University
File: 6880-75

The delegation provided a Power-Point Presentation on approved non-farm uses and subdivisions in the Agricultural Land Reserve (ALR) and what benefit they would bring to agriculture. The following information was highlighted:

- The delegation noted that the approved non-farm use and subdivision to ALR lands may potentially have negative impacts. It was noted that there has never been an analysis of the long-term outcomes which represents a serious information gap. It was noted that there has been 17 approved non-farm uses in Surrey from 2006 to 2016.
- The delegation proposes to assess the long-term outcomes of approved non-farm use and subdivision in Metro Vancouver ALR and to inform provincial and municipal policy makers and planners to better protect agriculture land and encourage farming on it.
- The methods used to conduct the study will identify and tabulate all approved non-farm use and subdivision applications, analyze trends and characteristics by municipality, conduct on-site assessment of outcomes and benefits to agriculture, and summarize and report findings.

The Committee supports the study and asked if the recommendations will be applied to policy.

RECOMMENDATION

It was Moved by M. Bose
 Seconded by D. Arnold
 That the Agriculture and Food Policy
 Advisory Committee recommend that Council support the Sustainable Food
 Systems Study by Kwantlen Polytechnic University with funding in the amount of
 \$3,000.00 from the Council Initiatives Fund.
Carried

C. NEW BUSINESS**1. Development Variance Permit 7918-0456-00**

John Koch-Schulte, Planner
 File: 7918-0456-00

- The subject property is designated Agricultural in the Official Community Plan (OCP), zoned General Agricultural Zone (A-1), and is located within the Agricultural Land Reserve (ALR). The site is currently classified as farmland under the *BC Assessment Act* and is encumbered by a Class B watercourse running adjacent to the east property line.
- Cypress Land Services Ltd. on behalf of Telus and Rogers is proposing to erect a 42-metre tall telecommunications tower and equipment compound towards the rear of the subject site close to the west property line. Previously, under the ALC Act, telecommunication equipment, buildings and installations were a permitted use within the ALR as long as they did not exceed 100 square metres boundary area. Recent changes to the ALC Act have removed reference to the telecommunication towers as they are federally mandated.

Concerns were expressed that the application is a non agriculture use and that it would devalue the neighbouring land.

It was Moved by D. Arnold
 Seconded by B. Sandhu
 That the Agriculture and Food Policy
 Advisory Committee recommend to the General Manager of Planning and
 Development to support Development Application 7918-0456-00.
Defeated
 With M. Hilmer, J. Gibeau, P. Harrison, and
 S. VanKeulen opposed.

It was Moved by J. Gibeau
 Seconded by S. VanKeulen
 That the Agriculture and Food Policy
 Advisory Committee recommend to the General Manager of Planning and
 Development to not support Development Application 7918-0456-00.
Carried
 With D. Arnold, B. Sandhu, and M. Bose
 opposed.

2. Development Application 7919-0117-00

Ben Daly, Planner

File: 7919-0117-00

- The subject property is designated Agricultural in the Official Community Plan (OCP), zoned General Agricultural Zone (A-1), and is located within the Agricultural Land Reserve. The site is currently classified as farmland under the *BC Assessment Act* and has a soil classification of O4WL.
- The applicant is proposing to reduce the side yard (north) setback of a proposed barn from 15 metres to 7.3 metres. The property is used for blueberry production and the applicant is planning to expand their operation by leasing additional blueberry fields and selling their fruit directly to small produce supermarkets.

It was noted that the application would have no negative impacts on farming and that the lands would be kept for blueberry protection.

It was

Moved by M. Bose

Seconded by M. Hilmer

That the Agriculture and Food Policy

Advisory Committee recommend to the General Manager of Planning and Development to support Development Application 7919-0117-00.

Carried

J. Werring arrived to the meeting at 6:28 p.m.

3. Highway 15 Turnaround Facilities

Douglas McLeod, Transportation Planning Manager

File: 5400-22

Staff provided an update on the Highway 15 turnaround facilities and noted the border infrastructure program is a \$290 million-dollar program created in 2003 and includes widening both corridors on highway 10 and Highway 15 and the Roger Pierlet Overpass Twinning.

- Access restrictions were required to reduce head on collisions and the installation of physical medians were mandated. The objective of the turnarounds is to keep full movement access. The Ministry of Transportation (MOTI), thru their maintenance contractor Main Road, has maintained these turnarounds since their construction. Recently, MOTI renewed its maintenance contract but removed the turn-around maintenance saying the City should be maintaining this infrastructure. It was noted the facilities are within the jurisdiction of the Ministry of Transportation.

Staff will meet with the Ministry of Transportation and request that they restore and maintain the turnarounds.

The Committee noted the importance the turnarounds bring to the area and support staff and their negotiations with the Ministry of Transportation.

4. Disaster Mitigation Adaptation Fund (DMAF)

Carrie Baron, Drainage Manager

Staff provided a Power-Point presentation on the Disaster Mitigation Adaptation Fund (DMAF) and noted the Government of Canada will invest \$2 billion to support large-scale infrastructure projects to help communities better manage the risks of disasters triggered by natural hazards. Projects supported by the government within the DMAF must meet certain requirements and will be focused on natural infrastructure and foreshore enhancements across the City. The City's objective is to reduce coastal flood vulnerability in the coastal lowland within the City through structural and nature-based infrastructure work.

The City has 13 proposed projects to be implemented over the next 8 years with an estimated funding of \$187 Million, which will benefit agriculture. The City was successful in obtaining \$76 million in federal funding towards implementation. Staff discussed areas where foreshore enhancements will be focused.

The Committee noted how important the seadam improvements are on agriculture lands.

D. OUTSTANDING BUSINESS**E. ITEMS REFERRED BY COUNCIL****F. CORRESPONDENCE****G. INFORMATION ITEMS****H. INTEGRITY OF THE AGRICULTURE LAND****I. OTHER BUSINESS****1. Environmental Sustainability Advisory Committee (ESAC) Update**

At the June 26, 2019 ESAC meeting, it was noted there were presentations by Camp We Empower and the Disaster Mitigation Adaptation Fund (DMAF). Single use plastics was discussed.

The Committee discussed having staff from the Waste Management division to present on agriculture waste projects and the proposed GVRD waste station at Newton Business Park Area.

J. NEXT MEETING

The next meeting of the Agriculture and Food Policy Advisory Committee will be held on Tuesday, September 10, 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 7:43 p.m.

Jennifer Ficocelli, City Clerk

Councillor Jack Hundial, Chair