

Agriculture and Food Policy Advisory Committee Minutes

Location: Virtual
TUESDAY, SEPTEMBER 8, 2020
Time: 6:00 p.m.

Present:

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

Agency Representative:

N. Mori, Ministry of Agriculture

Regrets:

J. Gibeau

Staff Present:

C. Baron, Drainage Manager
C. Stewart, Senior Planner
J. Koch-Schulte, Planner
S. Johal, Planner
S. Robertson, Planner
C. Eagles, Administrative Assistant

A. ADOPTIONS

1. Adoption of the Agenda

It was Moved by M. Bose
Seconded by B. Sandhu
That the Agriculture and Food Policy
Advisory Committee adopt the agenda.
Carried

2. Adoption of the Minutes

It was Moved by P. Harrison
Seconded by B. Sandhu
That the Agriculture and Food Policy
Advisory Committee adopt the July 7, 2020 AFPAC minutes, as presented.
Carried

B. DELEGATIONS

1. Sources Food Hub

Ava Reeve, Operations Coordinator and Deirdre Goudriaan, Leadership Team,
Sources Food Hub

The delegation provided a Power-Point presentation on how the Sources Food Hub is working with Surrey businesses and farmers to reduce waste across the food system. The following information was highlighted:

- It was noted that food waste across the food system is primarily from processing and manufacturing. There is approximately 370 million pounds of wasted food each year. It was noted that 7% of Surrey residents do not have enough food to eat.

- Sources Food Hub rescues food from distributors, processors and farms. The organization is working primarily with retailers to determine how to best repurpose foods that retailers cannot sell. The organization will rescue and redistribute food to residents, feed livestock and compost. The organization is not able to rescue food from residential households.

In response to a question from the Committee, the organization noted that there is no collaboration with the CDA (rescue surplus food).

The Chair asked that any follow up reports or updates be provided to the Committee. More information can be found online at Sourcesfoodhub.ca

C. NEW BUSINESS

1. Development Application 7920-0098-00

Sarah Robertson, Planner

File: 7920-0098-00; 5691 156 Street

Proposal for a Development Permit for Farm Protection in order to construct a single family dwelling.

- The subject property is designated Suburban in the Official Community Plan 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*. The site is currently vacant.
- A Section 219 Restrictive Covenant will be registered on the property, should the proposal be supported, which will include language to inform any future purchasers that farm operations take place in the area and that normal farm practices produce noise, odour, and dust that may impact their property.

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 Proposal 7920-0098-00.

Carried

2. Development Application 7920-0170-00

Sharon Johal, Planner

File: 7920-0170-00; 5330 160 Street

Proposal for a Development Variance Permit (DVP) to vary the flanking side yard setback for an agricultural barn from 30.0 metres to 18.8 metres.

- The subject property is designated Agricultural in the Official Community Plan, zoned General Agriculture Zone (A-1), and located within the Agricultural Land Reserve (ALR). The site is classified as farmland under the Assessment Act and is adjacent to a Class a/o watercourse which the applicants are required to complete a Sensitive Ecosystem Development Permit before construction of the single-family dwelling.
- Members expressed concerns on minimizing the loss of productive farmland and noted that the side yard setback is good at 18 metres.
- Members expressed concerns on the large barn size. Staff noted that the barn is to support agricultural activity on the property. Staff clarified that the land is not in production and noted the DVP did not require a farm plan under the qualifications.
- One of the farming Committee members noted that the barn size seems suitable as farming equipment and produce storage can take up more space than expected.

The Chair requested validation on what will be produced on the property.

It was

Moved by M. Bose

Seconded by B. Sandhu

That the Agriculture and Food Policy

Advisory Committee recommend to the General Manager of Planning and Development to support Development Proposal 7920-0170-00.

Carried

3. Development Application 7920-0082-00

John Koch-Schulte, Planner

File: 7920-0082-00; 8450 192 Street

Proposal for a Development Variance Permit to increase the height of a free-standing telecommunications tower.

- The subject property is a panhandle lot and is currently used as a residence.
- Members expressed concerns regarding the pole location and if it will remain in the corner of the property. Members expressed concerns on destroying good agriculture land. A checklist for telecommunication towers was suggested.
- In response to a question from the Committee, staff advised that the tower will not be decorated or include any kind of tree branch toppings.

The Chair requested information on the steps involved on telecommunication tower placements and how staff determine suitable locations. Staff advised that a report will be going to Council in the fall surrounding updated guidelines and policies for telecommunication towers.

It was Moved by M. Hilmer
Seconded by P. Harrison
That the Agriculture and Food Policy
Advisory Committee recommend to the General Manager of Planning
and Development to support Development Proposal 7920-0082-00.
Carried

D. OUTSTANDING BUSINESS

1. Application with delays in green house construction

Remi Dube, Manager, Building Division

A memorandum was distributed to the Committee summarizing the key issues of existing non-permitted fill and proposed grading plan associated with development of three green houses and a processing plant on the subject property.

Staff do not have concerns with greenhouses; however, greenhouses must be constructed at-grade.

Staff noted that the primary issue on the proposal is the proposed filling creating possible flooding to neighbours. The proposed works need to be at grade to match area ARDSA criteria for drainage. To help achieve ARDSA drainage criteria the rest of the flood plain ground levels are maintained to natural elevations or Designated Ground Elevation (DGE).

The Chair noted that he visited the site and advised that the City has been generous for items such as building a fence on the side of the property and that Staff are working with the property owner and agent.

2. Development Application 7920-0003-00; 7130 152 Street

Staff provided an update on the subject proposal and noted that a “farming in perpetuity” covenant steps outside the bounds of the statutory framework, among other things. The purpose of the ALC regulatory framework is to reserve land for farming. The Act and Regulation does allow land owners to apply for non-farm uses and allows property owners to apply to request ALR exclusion. Staff expressed concerns that a covenant would limit the ability of a property owner to make these applications, violating the intent of the *ALC Act* and Regulations and that it would put the City in a position that would go beyond its legislative authority.

3. Development Application 7920-0011-00; 14571 44 Avenue

Staff provided an update on the subject proposal and noted the Planning Department chose to forward the Planning Report to Council recommending that the application be forwarded to the ALC. The Planning Report indicated that AFPAC did not support the proposal. Council agreed with the Staff recommendation to forward the application to the ALC.

E. ITEMS REFERRED BY COUNCIL

This section has no items to consider.

F. CORRESPONDENCE

This section has no items to consider.

G. INFORMATION ITEMS

1. Environmental Sustainability Advisory Committee (ESAC) Update

J. Werring provided an update from the July 29, 2020 ESAC meeting and noted that a presentation was provided by The Pollinator Project requesting that Surrey designate itself as a BeeCity. He noted there was lengthy discussions on the tree protection bylaw and 5G.

H. INTEGRITY OF THE AGRICULTURE LAND

This section has no items to consider.

I. OTHER BUSINESS

This section has no items to consider.

J. NEXT MEETING

The next meeting of the Agriculture and Food Policy Advisory Committee will be held on Tuesday, November 3, 2020.

K. ADJOURNMENT

It was Moved by M. Bose
Seconded by J. Werring
That the Agriculture and Food Policy
Advisory Committee meeting is adjourned.

Carried

The Agriculture and Food Policy Advisory Committee adjourned at 7:18 p.m.

Jennifer Ficocelli, City Clerk

Councillor Jack Hundial, Chair