

C. OUTSTANDING BUSINESS

1. AFSAC Terms of Reference

It was Moved by M. Bose
Seconded by D. Arnold
That the Agriculture and Food Security
Advisory Committee recommend that Council adopt the amended Terms of
Reference for the Agriculture and Food Security Advisory Committee.
Carried

2. Residential House Size Guidelines, Ministry of Agriculture (MoA)

It was Moved by M. Bose
Seconded by P. Harrison
That the Agriculture and Food Security
Advisory Committee recommend that Council direct staff to implement the level
two criteria of the Ministry of Agriculture Guide for Bylaw Development in
Farming Areas, to limit location and farm residential footprint size in all A-1 and
A-2 zones.
Carried

G. INFORMATION ITEMS

3. 2012 World Ag Expo

It was Moved by M. Bose
Seconded by P. Harrison
That the Agriculture and Food Security
Advisory Committee recommend that Council ask staff to explore the potential for
a paid agricultural plastics recycling program within the agricultural community.
Carried

Agriculture and Food Security Advisory Committee Minutes

Present:

Cllr. Linda Hepner - Chair
D. Arnold
M. Bose
P. Harrison
M. Hilmer
J. Sandhar
B. Sandhu
S. VanKeulen

Regrets:

K. Thiara
T. Pellett, Agricultural Land
Commission

Staff Present:

R. Dubé, Engineering
D. Luymes, Planning & Development
C. Stewart, Planning & Development
M. Kischnick, Planning & Development
L. Anderson, Legislative Services

**Environmental Advisory
Committee Representative:**

B. Stewart

Guest Observers:

Grant Rice
Michael Steele

Agency Representative:

K. Zimmerman, Ministry of Agriculture

The Chair called the meeting to order.

It was Moved by D. Arnold
Seconded by B. Stewart
That the following items be added to the
Agriculture and Food Security Advisory Committee agenda:

- D.2 Metro Vancouver Agriculture Advisory Committee Nomination; and
- G.3 World Agriculture Expo Briefing.

Carried

A. ADOPTION OF MINUTES

It was Moved by M. Hilmer
Seconded by M. Bose
That the Agriculture and Food Security
Advisory Committee adopt the minutes of the February 9, 2012 meeting.
Carried

B. DELEGATIONS**1. Committee Procedures**

As requested at the Committee's February meeting, Jane Sullivan, City Clerk, was in attendance to provide further clarification regarding the rules and legislation for in-camera Committee, Board and Commission meetings. It was reported that

there are 15 classes of information that would require a meeting to be held in-camera, which basically pertain to land, labour and law.

The Committee expressed their concern with regard to the amount of information that can be provided for each property reviewed by the Committee (e.g. owner(s), legal information, etc.). It was noted that identifying the application number and the relative intersections would be sufficient; specific addresses are not needed in the discussion at an open meeting. However, if the Committee were to identify a potential bylaw infraction, etc., with regard to the integrity of farm lands, it is preferred that the information be turned over to Bylaws to address, which then upholds the City's desire for transparency. Alternatively, if the Committee did wish to discuss the matter further, and the subject matter met the requirements for an in-camera meeting, a unanimous motion would need to be made to address the information in-camera and any observers at the meeting would be asked to leave the meeting.

It was also clarified that applicants, if in attendance for the Committee's discussion on their application, are entitled to hear the discussion and recommendation of the Committee, however they are not entitled to speak. If it is determined that further information is required from the applicant, it is at the call of the Chair to ask the Committee if they would like the applicant to speak.

2. West Clayton NCP Update

Don Luymes, Manager, Community Planning Division, provided a PowerPoint presentation on the West Clayton NCP area #1 and NCP area #2 and a brief follow-up from the public information meeting of February 29, 2021. Comments were as follows:

- The boundaries of these NCPs are Fraser Highway, 188 Street (except the south-west corner) and the ALR boundary. Area #1 – South of 76 Avenue; Area #2 – North of 76 Avenue.
- Land Use Planning (Stage 1) for the two NCP areas to be done concurrently; Detailed Servicing (Stage 2) for each area will likely be done separately due to the servicing cost implications.
- Area #1 can be serviced with some upgrades to the existing sanitary sewer infrastructure; Area #2 will require significant upgrades and new works.
- The existing character is made up of pockets of large lots and estate residential homes as well as a collection of hobby farms and some that are rural properties.
- Landscape in the area is quite pastoral, particularly to the west and north, with good views.
- There are a number of heritage buildings and some other older homes, although not on the heritage register they may have heritage value.
- Current zoning is predominantly RA to the south of 76 Avenue and A-1 in the area to the north of 76 Avenue.
- A number of background studies have been done (environmental, etc.) which have recommended protection of a number of Recommends preservation of the watercourses, reclassification of some of the watercourses, preservation of key forest areas and wildlife connectivity through corridors.

- An integrated stormwater management study (ISMP) was also done. The goal to preserve the health of the watershed, include protection of agriculture and agricultural activities, preservation of the streams and riparian areas, water flow and quality, wetlands and forest habitats. Also proposes Best Management Practices (e.g. infiltration devices) in future developments to mitigate impacts from frequent/smaller rainfall events and detention ponds to manage stormwater from larger events.

The ALR Transition Policy No. O-23 context was reviewed as it pertains to the NCPs and a drawing, which sets out the various buffering, was shown.

The two land use options for consideration (Option #1 and Option #2) were shown and it was noted that although both options are fairly similar, there are some variances with regard to buffer widths, densities and the school and potential greenway locations. Discussion from the public consultation pertaining to additional pathways along the ALR buffer was also noted.

The Committee commented as follows:

- There are four viewpoints that go out to the buffer and people will want to go down to those viewpoints. As such, and given that the majority of those that utilize the various greenways prefer to walk/run/ride in a loop rather than doubling back, a path that connects on the urban side of the buffer should be constructed to allow for a loop.
- Both schemes have connected green areas with a greenway that is about 40 m wide.
- Although there is a bit more of a concentrated focus on Option 1, in terms of the greenway connection, some of the landowners thought several hundred meters is too much. There is also concern about the green corridors and the potential for vandalism.
- There has also been some comments regarding the lack of community/town focus; a real focus where there is neighbourhood commercial and slightly higher density to give that town feeling.
- As for the placement of the school park, there is support but not for the location on 72 Avenue, rather one block further north. A larger Clayton park to service both Claytons was well received.
- It was noted that the treatment of 72 Avenue and how it connects to Fraser Highway is also being reviewed. 72 Avenue connects all the way through to Glover Road in Langley and is carrying a lot more traffic. A connection at the Surrey end to Fraser Highway is needed, but it doesn't make sense to connect on the hill. As the area is fairly quiet, with many large properties, careful consideration must be given to planning the Fraser Highway connection. The existing road that cuts off to Fraser Highway may be the better choice.
- Because of the grade, you will have to pump sewage, by increasing the buffers and giving higher (strata) densities will create the ability to service the pumps. It makes a lot of sense.
- There are two ways to achieve the corridor, one is purchase through DCCs, and the other is that the developers give up the land in exchange for a wider buffer.
- We have to do the solid planning and refine those kinds of calculations, what kinds of DCCs will be generated and what we can purchase, etc., within both land use options, then forward to Council, with a further public review in May.

- A conservation study was done which noted that the major environmental values are further north, particularly in North Clayton. The environmental values in the lower (south side) are not as great as those in the north, which provides the ability to create affordable, well needed housing.
- Going forward, the Committee wants to make sure that as we go through these programs we are developing a policy that will be consistent policy upheld for all development.

C. OUTSTANDING BUSINESS

1. AFSAC Terms of Reference

Don Luymes, Manager, Community Planning Division, reviewed the proposed changes to the Terms of Reference, which specifically identify membership and the relative amendments as a result of the change in the Committee name to include food security.

Discussion ensued with respect to the Surrey Farmers' Institute membership as it relates to the nomination of Committee members. It was noted that the Institute membership is not made up of the vast majority of farmers, but rather it is made up of the most active in the community. It was further stated that although the Institute had been an important organization during the implementation and start-up of the Committee, their nominations for Surrey's Agriculture and Food Security Advisory Committee are not restricted to members only.

COMMITTEE RECOMMENDATION:

It was Moved by M. Bose
Seconded by D. Arnold
That the Agriculture and Food Security
Advisory Committee recommend that Council adopt the amended Terms of
Reference for the Agriculture and Food Security Advisory Committee.
Carried

2. Residential House Size Guidelines, Ministry of Agriculture (MoA)

Staff provided an update on next steps as it relates to the subject guidelines. A PowerPoint presentation, which included a history of events and the process that was undertaken to review the siting and size of residential uses in the ALR was provided, together with an excerpt from the MoA Guidelines circulated on table. Comments were as follows:

- Further to the motion from the Committee at their December 1, 2011, meeting, recommending a staff review of the finalized MoA Bylaw Standards for Residential Uses (released on November 14, 2011) and to provide a bylaw recommendation based on that new information, staff have undergone a thorough review of the MoA Guidelines and have determined that further direction is required with regard to the criteria as the minimum level of regulation by a local government in ALR:

- Criteria 1: Maximum road (siting) setbacks;
- Criteria 2: Farm residential footprint size; and
- Criteria 3: Maximum floor area-farm residences (maximum house size).
- With respect to the proposed maximum road setbacks, staff support MoA Guidelines 1(a) and (b), a 60 m setback from front lot line and a 50 m setback to the rear of the principal farm residence.
- There were some exemptions provided in the guidelines as well, 1(c) pertains to narrow lots of which there aren't many in Surrey and 1(d) is not relative to Surrey as it pertains to very large lots in areas such as Peace River, etc.
- In previous meetings of the Committee there had been discussion of a one acre, $\frac{3}{4}$ acre and $\frac{1}{2}$ acre homeplate. MoA Guidelines 2(a) and (b) refer to a $\frac{1}{2}$ acre homeplate. However there are variance conditions, i.e. septic field is not part of the homeplate.
- The $\frac{1}{2}$ acre homeplate size, as discussed previously, needs to be confirmed by the Committee before moving forward with the drafting the bylaw.
- At this point our timelines are definitely in line for the required deadline for implementation; in fact we are somewhat ahead of this.

The Committee commented as follows:

- Any fill over 2000 m² for a residence is a non-farm use and requires an ALC application.
- MoA picked the homeplate size because it does align with the 2000 m² allowed for fill.
- New construction would have to conform to future bylaw standards. Existing homes would be grandfathered.
- The message is we are protecting the agricultural land, but those that need variances for farming purposes may apply for a development variance. This will allow bylaw amendments for hardship cases. If we consider a restriction on floor area, then there would need to be a rezoning; whereas with a farm homeplate, only a development variance is needed.
- We want to stay with the farm homeplate as being the measure and not limit residential floor area. A $\frac{1}{2}$ acre farm homeplate definitely provides enough space to build something substantial. Accessory residential uses must all be within the 2000 m² residential farm homeplate (swimming pool, garage, etc.).
- To reiterate, the goal is to protect agricultural land. They can have a big house or a small house with amenities. Keep it to the $\frac{1}{2}$ acre farm homeplate and as close to the road as possible.
- The Committee's recommended regulatory criteria level of the MoA Guidelines is level 2, farm residential footprint size.
- Many A-1 and A-2 zoned lots are not in the ALR and are actively being farmed. As such, the MoA Guidelines should apply to those lots as well.
- Agreed. Just because those lots are not in the ALR does not mean that they are not good, quality farm land. The City's OCP talks about protecting agricultural land, not just the ALR.

COMMITTEE RECOMMENDATION:

It was Moved by M. Bose
Seconded by P. Harrison
That the Agriculture and Food Security
Advisory Committee recommend that Council direct staff to implement the level
two criteria of the Ministry of Agriculture Guide for Bylaw Development in
Farming Areas, to limit location and farm residential footprint size in all A-1 and
A-2 zones.

Carried

A brief discussion on temporary farm worker housing ensued and it was determined that farm worker housing will not be a part of the review at this time. It was suggested that temporary farm workers housing be broadly described as being a part of the food security strategy, which would allow it to be addressed at a later date without including in the current bylaw. Comments continued:

- Decorative landscaping needs specific definition in the bylaw. Currently it is defined as being a waterfall, fishpond, etc. Staff would like to see it defined and kept within the residential footprint to avoid concrete pillars/sculptures along the driveway.
- It was noted that decorative landscaping would be considered a residential use and must fall within the total homeplate area and be defined within the bylaw. Although decorative landscaping may be difficult to enforce, it should be considered part of the farm homeplate as well.

In closing, staff reported that a draft bylaw will go to Council for consideration followed by further public consultation with feedback to the Committee in due course.

M. Hilmer left the meeting at 10:59 a.m.

D. NEW BUSINESS**1. Preparation of Surrey Agricultural Strategy**

Carla Stewart, Senior Policy Planner, reported that staff have begun working on an Agricultural and Food Strategy for Surrey. Current City, Regional and Ministry documents are being reviewed to capture any existing policies which will then be used to determine if any strategy gaps exist. This Strategy will be used as a guide for the preparation of the Agricultural Plan, which will take place upon completion of the OCP review. It will be a broad strategy document with implementation policies to follow.

2. Metro Vancouver Agricultural Advisory Committee 2012-2014 Nomination

It was reported that Metro Vancouver is seeking nominations for their Agricultural Advisory Committee.

It was Moved by D. Arnold
Seconded by M. Bose
That the Agriculture and Food Security
Advisory Committee nominate Patrick Harrison as a representative of Surrey
agriculture on the Metro Vancouver Agricultural Advisory Committee.
Carried

J. Sandhar left the meeting at 11:15 a.m.

E. ITEMS REFERRED BY COUNCIL

F. CORRESPONDENCE

G. INFORMATION ITEMS

1. Environmental Advisory Committee (EAC) Update

A brief update from the EAC meeting of February 22, 2012 was provided as follows:

- **Biodiversity Conservation Strategy** – The EAC received a delegation from Stephen Godwin, Environmental Coordinator, on the draft terms of reference for the City's Biodiversity Conservation Strategy, which is the next stage following adoption of the Ecosystem Management Study. It was noted that currently it is estimated that the City will be in a position to manage roughly 15% of the City's land base for biodiversity conservation. This excludes the lands in the Agricultural Land Reserve.
- **Intergovernmental Committee Request** – Various issue papers have been developed since mid 2010 for the purpose of building awareness of Surrey's funding and/or policy change requirements with the provincial and federal governments. The EAC was asked to review those issues relevant to that Committee. Of note, AFSAC representative S. Van Keulen volunteered to lead the break-out group on the topic of dykes.

It was Moved by M. Bose
Seconded by P. Harrison
That the Agriculture and Food Security
Advisory Committee receive the Environmental Advisory Committee update as
information.

Carried

As agriculture is part of biodiversity, it was suggested that the presentation from S. Godwin also be provided to AFSAC.

2. Integrity of the Agriculture Land

An update on the items noted at the February 9, 2012 AFSAC meeting was provided by staff as follows:

- Property 1 - The fill permit is still active, still has some fill to be placed and is within the limitations of the permit. An updated survey has not been received, however a survey will be done and confirmed before signing off on the permit.
- Property 2 - Concern was noted with regard to fill in excess of 2000 m², and that the application had not been referred to the ALC; the fill currently on site exceeds 4000 m². The original building permit was for a barn, however the fill proposed (and now placed) exceeded what was needed for the barn and should have been referred to the ALC; essentially the referral was missed in the processing. The property owner has since come back with a residential permit application and will be putting in more fill as pre-load. Some preload has already been placed but must be moved as part of the permit in order for the house to be sited properly. The rest of the fill will be used for farm operations including a barn. If the rest of the fill is only for the barn it does not need to be referred to the ALC, and the City will accept a letter of intent for the farm building. However if the fill is beyond what is required for the barn and is to facilitate farm operations an application must be submitted to the ALC before the City issues the permit.

New items:

- (Location provided to staff) - Every second week there is more fill and more trucks, a clear example of blatant disregard of the regulations. Unless there is the threat of court, these situations never seem to stop.
[Discussion ensued with respect to the limitations for ticketing and fines, etc.]

3. 2012 World Ag Expo

A review of the recent 2012 World Ag Expo, held in Tulare, California (the heart of the agriculturally-rich San Joaquin Valley) February 14-16, 2012, was provided by M. Bose as follows:

- The theme for the 45th anniversary of World Ag Expo, the largest annual agriculture exposition, was "Growing World Agriculture", and included 1,600 exhibitors displaying the latest in farm equipment, chemicals, communications and technology, and free seminars on a variety of topics important to dairy producers, farmers, ranchers and agribusiness professionals.
- It was noted that everyone is facing water issues. As a result, they have drip irrigation for every kind of crop, including alfalfa, and their flood irrigation system is something that would be ideal here in Surrey.
- Something else they have down there and not available in Metro Vancouver is an agriculture plastics recycling program that diverts plastics (such as those used to wrap bales, etc.) from the landfill, to be recycled. Unfortunately there is presently nowhere in Metro Vancouver that offers a similar recycling opportunity for the agricultural community.

COMMITTEE RECOMMENDATION:

It was Moved by M. Bose
Seconded by P. Harrison
That the Agriculture and Food Security
Advisory Committee recommend that Council ask staff to explore the potential for
a paid agricultural plastics recycling program within the agricultural community.
Carried

Comments continued:

- There were many demonstrations of wind machines. The technology and research in wind machines has grown to include non-permanent wind machines (on trailers) and variable propellers that can be fully adjusted.
- Solar power is also very prominent in the area.
- While driving around the area, the respect for the land was very apparent. There also didn't appear to be any houses larger than 2500 square feet on farm lands (very small footprint).
- One of the biggest challenges they have right now is the loss of land and field crops to trees.
- Although agriculture in California is unique, similar to BC, they are not maintaining their producers.
- One of our biggest advantages is that there are 37 million people in California compared to 34 million in all of Canada, which gives us a greater advantage when it comes to being able to talk to the various governments.

H. OTHER BUSINESS**1. 2012 AFSAC Work Plan**

Copies of the revised 2012 AFSAC Work Plan, which now include status updates and target dates for implementation/completion, was circulated on table. Unless new items have been added, the Work Plan will be provided to the Committee on a quarterly basis for further review.

I. NEXT MEETING

The next meeting of the Agriculture and Food Security Advisory Committee will be held on **Thursday, April 5, 2012, in Parks' Boardroom #1.**

J. ADJOURNMENT

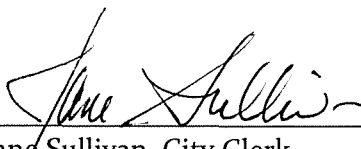
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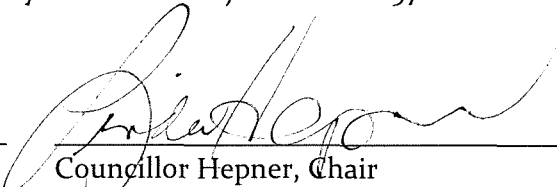
Moved by M. Bose
Seconded by D. Arnold
That the Agriculture and Food Security

Advisory Committee do now adjourn.

Carried

The Agriculture and Food Security Advisory Committee adjourned at 11:57 a.m.



Jane Sullivan, City Clerk

Councillor Hepner, Chair
Surrey Agriculture and Food Security
Advisory Committee