

Agriculture and Food Security Advisory Committee Minutes

Parks' Boardroom #1
City Hall
14245 - 56 Avenue
Surrey, B.C.
THURSDAY, APRIL 5, 2012
Time: 9:00 a.m.
File: 0540-20

Present:

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

Regrets:

T. Pellett, Agricultural Land Commission
B. Stewart, Environmental Advisory
Committee Representative
K. Thiara
S. VanKeulen
K. Zimmerman, Ministry of Agriculture

Staff Present:

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

A. ADOPTION OF MINUTES

It was

Moved by P. Harrison

Seconded by M. Bose

That the Agriculture and Food Security

Advisory Committee adopt the minutes of the March 1, 2012 meeting.

Carried

B. DELEGATIONS**C. OUTSTANDING BUSINESS****D. NEW BUSINESS****1. Proposed Rezoning, Subdivision and General Development Permit**

18749 - 24 Avenue (Campbell Heights)

File No. 7910-0301-00

Melissa Johnson, Planner, was in attendance to review her memo, dated March 22, 2012, regarding the above subject line. A brief history of the application was given noting that at the September 2011 meeting, the Committee had asked for the opportunity to review the phase two subdivision when the future application was made.

It was reported that the applicant now proposes to revise the subdivision concept to incorporate the subdivision of the entire site under the current application. This change does not affect the rezoning or development permit components of the application and the details of the proposed buffering have not changed. The applicant is proposing to do the whole subdivision now and register with the Land

Title office. No development or proposal for individual lots has been attached to the subdivision at this time.

The Committee reviewed the documentation and commented as follows:

- There are no changes to the buffer/agricultural interface, etc. from what was proposed and brought forward to the Committee in September, 2011.
- This item is for information only because the Committee had requested that the information be brought back when the second phase was being considered.
- The second road access on 24 Avenue was approved by the Engineering department to allow right-in/right-out and to avoid having the 10 lots each with individual access.
- Single user is definitely attractive as an interface.
- It is preferred that the trail be away from the fence, etc. We don't know how wide that trail is going to be, which would be an issue. Also, will it be paved or gravel? Is that information known at this point?
- The Parks department has not gone to that level of detail yet, but they will also be providing comments to this application.
- The Committee would prefer the developer does not put the chain link fence in, but rather leave that to the farmer so that it can happen when most opportune for the farm.

It was

Moved by M. Bose

Seconded by P. Harrison

That the Agriculture and Food Security

Advisory Committee receive the information regarding application number 7910-0301-00.

Carried

2. Ministry of Agriculture (MoA) – Regulating Anaerobic Digestion in the ALR

The subject MoA Draft Discussion Paper and Minister's Bylaw Standards was reviewed, noting that the MoA are seeking feedback from the Committee on the proposed standards. Comments were as follows:

- A presentation on this subject was provided to the Metro Vancouver Regional Planning and Agriculture Committee meeting of April 4th. At which time it was noted that a very short timeline had been provided for comments, given that this is a fairly important shift. This was acknowledged and it was reported that they will continue to receive comments. Assurance was also sought that this does not become an opportunity for people to buy farmland and have it end up looking like some sort of industry.
- The thing with these, the City would still have to approve their own. These are offering guidelines.

[**Note:** Prior to the adoption of these minutes at the May 10, 2012 meeting, it was noted that the MoA guidelines (as per s.916 of the *Local Government Act*) have an expectation that local governments will not develop a bylaw that is more restrictive than theirs. It was further noted that the ALC is developing a policy simultaneously, of which the expectation by the MoA is again that local governments will not develop a bylaw that is more restrictive.]

- 50% of the product can be brought in from off site. That is an issue; if local governments don't know what those inputs would be.
- It is an issue, but the City still has to go through and draft their own guidelines. The City can use the MoA document a guideline, but they would still have to set their own standards for Surrey.
[Note: Prior to the adoption of these minutes at the May 10, 2012 meeting, it was again noted that the MoA expectation is that local governments will not be more restrictive than the MoA bylaw guidelines.]
- One real problem is the speculation that will occur with people getting into it for reasons that have nothing to do with agriculture.
- When all is said and done, that waste will go on farm land, it doesn't go away. There are some serious issues around the use of non-farm waste. With our new waste management rules we are also limited to how to haul off farms and that will be a problem.
- Without waste management regulations, there is no synergy and a risk of speculation that has nothing to do with farming; these uses should more appropriately be on a zone that is not for farming.
- If they are going to be on farmland, they need to be on existing farming operations. These need to be associated with dairy farms. There are dairy farms out there that would have to bring in more liquid waste. A cooperative approach is needed.
- Another concern would be one of having no control over the inputs that will eventually end on our agricultural land. There are too many variables (restaurant fat, molasses, etc.) and too many sources. How do you have biosecurity control? We have to sample our feed, etc. how do you control percentages when it goes into a digester and who would police that?
- The economics for successful operations would depend on the tipping fees.
- The digesters in Europe are communal and on dairy farms and every farmer that delivers liquid hauls away an equal amount of waste.
- Regulatory issues need to be addressed.
- It is something that Engineering needs to look at relative to our own organics program. What will that mean for our own programs we are undertaking locally and regionally?
- Engineering, Waste Management, have not had a chance to review the document yet.
- Given the concerns expressed, the Committee requested that the engineering report and analysis, once done, be provided to the Committee for any final comments.

3. **Ministry of Agriculture (MoA) - Combined Heat and Power Generation at Greenhouses in the ALR**

The subject MoA discussion paper was reviewed and the following comments were made:

- It should be noted that the draft is a Minister's standard guideline for consideration.
- Co-generation is good, the only real concern is the amount of sawdust consumed and whether there could be an alternative product used.

- Supply and demand; there is a limited supply of sawdust and poultry growers don't have a choice, they need sawdust for bedding. The potential for uncontrolled cost increases to poultry farmers is very real.
- Comments from the Engineering Department to the MoA have yet to be put forward.
- This item should also be forwarded to the Investment and Innovation Committee as information.
- It was noted that Sunselect, in Delta, will be holding an open house on April 20, 2012, and will be demonstrating co-generator use and how they capture carbon and feed into the greenhouses, etc. It is cleaner than the liquid carbon currently being purchased. Further information about the open house will be circulated to the Committee members.

E. ITEMS REFERRED BY COUNCIL

F. CORRESPONDENCE

1. N & H Farms Ltd.

It was Moved by M. Bose
Seconded by M. Hilmer
That the Agriculture and Food Security
Advisory Committee receive the letter from N & H Farms, dated March 21, 2012,
regarding the Roberts Bank Rail Corridor Program, as information.
Carried

G. INFORMATION ITEMS

1. Proposed Rezoning, Subdivision and General Development Permit
18917 - 24 Avenue, 2456 - 188 Street and 2755 - 190 Street
File No. 7910-0308-00

The memo from Helen Popple, Planner, regarding the above subject line, dated March 22, 2012, was reviewed. The only comments received from the Committee were that the application must adhere to the same criteria as the neighbouring properties.

It was Moved by M. Bose
Seconded by P. Harrison
That the Agriculture and Food Security
Advisory Committee receive the information regarding application number
7910-0308-00.
Carried

2. **Subdivision Proposal on ALR Land**
5117 – 157 Street and 5189 – 157 Street
File No. 7912-0052-00

The memo from Natalie Androsoff, Planning Technician, regarding the above subject line and dated March 23, 2012, was reviewed. The Committee expressed concern that the application does not identify that it is a lot line adjustment and asked that the wording be included, in parenthesis, in the documentation.

It was Moved by M. Bose
Seconded by P. Harrison
That the Agriculture and Food Security
Advisory Committee receive the information regarding application number
7912-0052-00.

Carried

3. **Planting Restrictions for Adjacent Lands to the ALR**

It was Moved by P. Harrison
Seconded by D. Arnold
That the Agriculture and Food Security
Advisory Committee receive the e-correspondence from K. Zimmerman, Ministry
of Agriculture, dated March 15, 2012, regarding planting restrictions for adjacent
lands to the ALR.

Carried

4. **Vancouver Sun Article – February 6, 2012**

Copy of Vancouver Sun article “Temple offers up land for young farmers”.

The Committee expressed concern that the article did not reflect the fact that the property was intentionally purchased for a non-farm use, which is why the taxes were so high. The purchase of good agricultural farm land specifically for non-farm use, negatively impacts food security and drives the price of farm land up.

It was agreed that the Committee would discuss this matter further within the food security workshop following the adjournment of the meeting.

It was Moved by M. Bose
Seconded by P. Harrison
That the Agriculture and Food Security
Advisory Committee receive agenda items I.4, I.5 and I.6, as information.

Carried

5. **Bull, Housser & Tupper LLP – Newsletter, December 2011**

Excerpt from subject newsletter pertaining to changes in ALC regulations.

6. Vancity Credit Union Small Growers Loan

Information pertaining to a loan offered by Vancity for small growers in Metro Vancouver, the Fraser Valley Regional District, Squamish/Whistler and Greater Victoria.

7. Integrity of the Agriculture Land

Issues of concern were discussed with Engineering staff prior to the start of the meeting.

H. OTHER BUSINESS**1. Environmental Advisory Committee (EAC) Update**

An update from the EAC meeting of April 4, 2012 was not available at the time of the meeting and will be provided, together with an update of the April 18, 2012 EAC meeting, at the Committee's meeting in May.

2. AFSAC 2012 Work Plan

The newly reformatted 2012 AFSAC Work Plan was provided for information and/or update.

It was Moved by M. Hilmer
Seconded by P. Harrison
That the Agriculture and Food Security
Advisory Committee receive the AFSAC 2012 Work Plan, as information.
Carried

Comments were as follows:

- Education is one of our main objectives.
- As we are already into April, there is not enough time to consider a farm tour for 2012. Plans should be considered for a farm tour in 2013.
- Given some similar issues/concerns with neighbouring municipalities, a meeting with the Corporation of Delta and Township of Langley Agricultural Committees should be considered. The Chair and Vice Chair will discuss further and craft an agenda for a meeting, likely in the fall.

3. Ministry of Agriculture (MoA) – A Strategy for Growth

Document will be referred to at the Committee's Agriculture and Food Strategy Workshop (following the Committee meeting).

It was Moved by M. Bose
Seconded by P. Harrison
That the Agriculture and Food Security
Advisory Committee receive the Ministry of Agriculture document "A Strategy for
Growth", as information.

Carried

I. NEXT MEETING


The next meeting of the Agriculture and Food Security Advisory Committee will be held on Thursday, May 10, 2012, in the Executive Boardroom.

J. ADJOURNMENT

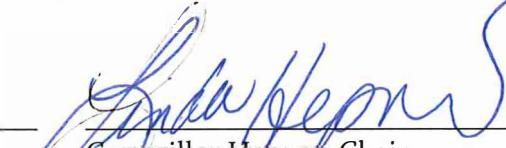
It was Moved by P. Harrison
Seconded by J. Sandhar
That the Agriculture and Food Security
Advisory Committee do now adjourn.

Carried

The Agriculture and Food Security Advisory Committee adjourned at 9:50 a.m.



Jane Sullivan, City Clerk



Councillor Hepner, Chair
Surrey Agriculture and Food Security
Advisory Committee