

# *Agriculture and Food Security Advisory Committee Minutes*

**Present:**

Councillor Hepner  
M. Bose – Vice Chair  
D. Arnold  
P. Harrison  
M. Hilmer  
J. Sandhar  
B. Sandhu  
K. Thiara  
S. VanKeulen

**Regrets:**

T. Pellett, Agricultural Land Commission

**Environmental Advisory Committee  
Representative:**

B. Stewart

**Guest Observers:**

G. Zaklan  
C. Zaklan

**Staff Present:**

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

**Agency Representative:**

K. Zimmerman, Ministry of Agriculture

**A. ADOPTION OF MINUTES**

It was

Moved by M. Bose

Seconded by M. Hilmer

That the Agriculture and Food Security

Advisory Committee adopt the minutes of the May 10, 2012 meeting.

Carried

**B. DELEGATIONS****1. Doug Zaklan**

Doug Zaklan was in attendance to provide a presentation on the requirement of, and financial support for, a water main connection for startup of an urban organic farm. Comments were as follows:

- The organic farm has been given the title of “Zaklan Heritage Farm” because it was started in 1928 by Mr. Zaklan’s great grandparents, who worked to make the farm and a living in Surrey.
- Over the years there have been many things on the land from dairy to poultry, to strawberries and raspberries.
- Mr. Zaklan (as the fourth generation Zaklan on this land) has taken on the challenge of making a successful urban organic farm and business from the land.
- Last year, from a quarter of an acre of land, Mr. Zaklan sold produce at the Surrey Urban Farmers Market and with the Surdel Farmers Co-op at which time he was able to make do with the water supply by designing a system that was automated and controlled by a computer so that only small areas of drip were active at one time.

- This year Mr. Zaklan has incorporated another 1 acre into production and is growing a mixed vegetable market garden and will be supplying the UBC Farmers Market and a Harvest Box program.
- With the added growing area the existing water supply is insufficient.
- Another evolution the farm has gone through is urbanization (a story common in Surrey and throughout North America). This transition was made possible by cheap oil (which will not always be available) and has also brought about globalization, which has created an interdependent and non-resilient food system.
- With the population boom in Surrey, consideration should be given to where food will come from in the future.
- The average North American meal travels 2,400 km to get from field to plate and contains ingredients from five countries, in addition to Canada. So let's think local, organic, family farm, local business, it's the way of the future and Zaklan Heritage Farm has it all (an aerial view of the farm was shown).
- It's simple, in order for the property to stay green space and as a part of Surrey's Heritage, it must be a productive farm and business. In order for it to be a productive farm and business it must have appropriate government support, and right now the support needed is a water supply.
- It is a world of seven billion people. We cannot continue down the current path of paving over farms for profit.
- We've created a productive space, a space that brings people from all over the lower mainland and world to volunteer.
- Time and money into making this venture successful has already been invested. For an organic farm start-up, the extra \$10,000 that has been quoted (by the City) for a water main hook-up, isn't a feasible cost. (Maps were shown that indicate the location for a potential water main connection.)
- What has been accomplished in one year is phenomenal. A productive farm that can educate and feed the community was created (photos were shown of the growth in production area during the past year). Irrigation is needed for the future of the farm that is filled with opportunity.
- The request is for the City to supply a free water main hook-up to this organic farm.

The Committee commented as follows:

- Has there been any consideration to drilling a new well?  
*There used to be a well that is no longer functional. There is a creek that runs through the property, but it is safe to say it is contaminated.*
- Presently working with a  $\frac{3}{4}$  inch copper line.
- A capital cost of \$10,000 was mentioned, is there any annual costs associated with that as well (water meter)?  
*As a new farmer, it is not known what the water consumption would be.*
- Many farmers that have had this requirement have arranged to amortize the costs over a period of 15 years (even farms as small as 5 acres).
- The land is not zoned agriculture, but is assessed as agriculture.
- A policy assisting incubator farmers, is that what we are looking at?
- It is amazing what Mr. Zaklan is doing and he should be congratulated for his efforts.

- Metro Vancouver's policy is that potable water is for human consumption not for farming. So even with hookup if there is a water restriction that would also include the water to the farm. It is an interesting dilemma.
- Right now the new *Water Act* is being reviewed, how it will affect agriculture is not known at this point. This is a unique dilemma at the moment for Mr. Zaklan and it will be a unique dilemma for all of us with regard to registering the wells, city water, trying to have some sort of agricultural water reserve, etc.
- Surrey is looking at options to potable water and what those options would be and there is also concern about what other food producers would be looking at obtaining the same benefit, it is a big dilemma.

It was noted that Mr. George Zaklan was in attendance as an observer to provide support for the water main request. The Chair granted Mr. George Zaklan permission to comment as follows:

- "This land has never been cultivated by anyone else except the Zaklans; it is already close to 60% permeable.
- In the interest of ensuring sustainability, we are looking at a young fellow here who is the only one that has a lab that the university can develop and work with.
- The request is for access to water. Wells are suspect; ground water has so many impurities. The water main is there, he needs water, not 12 months a year, one month a year. There are all kinds of vegetables that cannot be sustained without the proper irrigation.
- We want that land to remain; it is the only farm remaining in Newton."

J. Arason, Manager, Utilities, reported that the requested 4-inch connection could not be provided as the existing 6-inch water supply is insufficient to provide both service to the farm and their neighbouring properties. In addition, a metered 4-inch connection is very expensive. The Engineering Department would only be able to support a 2-inch connection off 132 Street.

The Committee's comments continued:

- It really is not a suitable location for this venture.
- There is concern with the precedent this would set; other farmers have already paid their way.
- The answer may be for the delegation to borrow the money to drill a well.
- It is 10 acres of land, not small.
- Rezoning the property, which would show intention, should be suggested. In addition, the hydrology of the area should be explored; if the existing well water is bad perhaps there is an opportunity for a more effective well elsewhere on the property. Establishing a CSA (plus a water surcharge on the products) could also be considered, which would indicate to those that purchase the products that they are also contributing to the operation (paying for the water).
- There really isn't anything that the Committee can recommend in this regard as the City is unable to support the request. At the end of the day, the reality is the cost of the water will be a detriment to the project.

It was Moved by S. Van Keulen  
Seconded by D. Arnold  
That the Agriculture and Food Security  
Advisory Committee suggest that Mr. Zaklan consult with a hydrologist to explore  
well water options for the property that would be a more cost effective solution, as  
the Committee does not recommend a benefit on water that is not a benefit  
available for all.

Carried

4. **Don Luymes, Manager, Community Planning**

Re: The 2012 Official Community Plan (OCP) Overview

Don Luymes, Manager, Community Planning, was in attendance to present a general overview and structure of the 2012 Official Community Plan (OCP) and briefly discuss the land use plan and how agriculture and food security fits into the new OCP. Comments were as follows:

- The OCP is the keystone document – it looks forward about 30 years and is refreshed every 10 years or so.
- The OCP is a high level plan that encompasses more detailed master plans, strategies, and policies. It includes a map of future land uses, showing how the City is planned to grow and develop in the future, including various land use designations with associated densities to accommodate the anticipated increase in population of 230,000 by 2041.
- The first draft of the new OCP is under review with various staff groups and external stakeholders to ensure all gaps and any overlaps have been identified. A second more refined draft will be presented to Council in the Fall of 2012; the goal is to have the plan adopted toward the end of 2012.
- The OCP has been completely rewritten, the new plan is broken down into the following components:
  - Introduction and Vision
  - Planning Context
  - Land Uses and Densities
  - Policies (Themes A-F)
  - Regional Context Statement (Provincial Regulation Requirement)
  - Implementation (TUPS, Zoning by-laws, Development Permits)
- In the new OCP, there is more emphasis on density and mixed-use development in City Centre, the five Town Centres and along major transit corridors as vibrant environments, amenable to walking and cycling.
- This plan is really driven by the imperative to tie transit investment and transit service to urban development. TransLink's Surrey Rapid Transit Study is underway, and the final proposed rapid transit alignment and technology has not yet been determined. Staff is working to ensure that rapid transit is extended in Surrey, allowing the City to develop around transit.
- Special attention is paid to ensure that new development is of a high design quality, that it contributes to sustainability and respects existing neighbourhood character.

- The bulk of the OCP contains policy goals and objectives, which have been organized into themes as follows:
  1. **City Structure**
    - Theme A: Neighbourhoods
    - Theme B: Centres
    - Theme C: Infrastructure
  2. **City Sustainability**
    - Theme D: Ecosystems
    - Theme E: Economy
    - Theme F: Society and Culture
- Each theme has an overall goal followed by detailed objectives and a series of supporting policy statements. In the context of the Agriculture and Food Security Advisory Committee, the item that relates most is **Theme E: Economy**, which is broken down into 6 separate objectives as follows:
  - E1. Employment and Investment
  - E2. Business Innovations
  - E3. Employment Lands
  - E4. Agriculture**
  - E5. Aggregates
  - E6. Goods Movement
- **E4 - Agriculture** – this section summarizes the City’s draft agriculture policies and initiatives. There are a range of draft policy statements about agriculture and policies around the planning and process for agriculture, which include:
  1. **Maintain Integrity**
    - Maintain the integrity of the Agricultural Land Reserve by preserving its existing boundaries.
    - Protect and support the continued designation and use of agricultural land for agricultural purposes, regardless of soil types and capabilities.
    - Develop a strategy to encourage the servicing of future agricultural areas and agricultural growth, based on soil capability, water and resources availability and protection of the conditions necessary for effective farming.
  2. **Agri-Industrial Uses**
    - Actively support the growth of the agri-industrial sector in Surrey, including food processing and agricultural equipment and services.
    - Encourage diversification of agricultural operations in Surrey to meet market demand and to support farm availability.
    - Prepare an economic development plan that incorporates food production, processing, wholesaling, retaining and waste management activities.
  3. **Agri-Urban Edge Treatments**
    - Minimize the impacts from urban development on farmland and farm operations by using cluster development in conjunction with extended green space buffers along the Agricultural Land Reserve boundary.

- Prevent trespass and minimize traffic and drainage impacts through appropriately planning and designing the ALR/urban interface.
- This plan is really about trying to continue the evolution from a suburb to a city that brings together high density working and living and is also attractive as a place to visit.
- Next steps in the OCP process:
  - **Consultation Process** - Complete consultation with staff, committees, stakeholders, and the public.
  - **Edit Document** - Input revisions received from all consultation partners.
  - **Prepare Report to Council** – Corporate Report to Council will include all applicable by-law changes required for transition.

The Committee expressed their appreciation for the presentation and commented as follows:

- Cloverdale is also the only Town Centre that lies adjacent to the farming environment.
- With regard to transportation and transit, east/west travel is still going to be a big problem. The freedom to move is one of the largest complaints from farmers.
- It is important that we try our very best to be deliberate about urban growth that doesn't put new pressure on agricultural lands.
- At one point in time there was a fair amount of agri-industrial, with a lot of land excluded to support agri-industrial, however none of that agri-industrial exists anymore. There needs to be a permanent designation that cannot be changed. We are facing the loss of our infrastructure, we don't have the critical mass, processors, etc., based here which feeds and supports agriculture.
- One of the biggest things that keeps agriculture alive in Surrey is taxes, affordable taxes. However the threshold for farm class tax is certainly a discussion that should also be considered.
- The OCP is starting to look a lot more like what the Committee wanted to see 20 years ago - the European way. We need food; we must ensure the boundaries stay in place.

## C. OUTSTANDING BUSINESS

## D. NEW BUSINESS

### 1. Ministry of Agriculture - AAC Workshop 2013

K. Zimmerman, Ministry of Agriculture, solicited the Committee for their preference of the Ministry holding either a provincial or municipal AAC workshop in 2013. The top three topics of interest that the Committee would like to see addressed at the workshop were also requested. The Committee provided the following comments:

- Regional is really important at this time.
- Topics could include:

- Commercialization – non-farm use in the ALR;
- Freedom of movement through agriculture – transportation issues; and
- Global competitiveness; how do we manage to keep the local market strong?
- Freedom to move equipment is a necessity!
- It was reported that one of the overpasses that was recently built for the port in Delta is radio controlled to allow access for farmers to cross. This Committee needs to find out more information from the parties that were involved in establishing the radio controlled access and explore similar opportunities to provide the same level of freedom to move equipment in Surrey. A massive amount of roads have been closed and where it used to be possible to cross two tracks there are now eight tracks and crossing is no longer permitted.
- Another problem is the trains that are sitting at the border between Surrey and Delta. Both the railway and the Port have plans that are not known to everyone and a great deal of time is lost in waiting for movement of the trains.

**E. ITEMS REFERRED BY COUNCIL**

**F. CORRESPONDENCE**

**G. INFORMATION ITEMS**

It was Moved by M. Bose  
Seconded by P. Harrison  
That the Agriculture and Food Security  
Advisory Committee receive Information Items G.1 through G.3, as information.  
Carried

- 1. Proposed OCP and LAP Amendment, Rezoning and Development Permit  
3023 188 Street  
File No. 79100-0174-00**

The memo from Helen Popple, Planner, dated May 31, 2012, regarding the above subject line, was reviewed and comments were as follows:

- It is noted in that the applicant will dedicate a portion of the site to the City as 'Park', which is a benefit to the city, but what is in it for agriculture? Really they are not giving anything as it was going to be green space anyway. Again, what is in it for agriculture to convert the land? City park is not a benefit to agriculture for the loss of land.
- There is a clear differentiation around the utilization for city parks for greenway space as opposed to the economic viability of agriculture, and the loss of this is defined for agriculture.
- The land is not in the ALR, but zoned A-2 (Intensive Agriculture).

**2. TUP application for Soil Screening**

15250 - 54A Avenue  
File No. 7912-0115-00

Keith Broersma, Planner, Area Planning and Development Division, was in attendance to review his memo, dated June 8, 2012, regarding the above subject line. Comments were as follows:

- The applicant is proposing an OCP Amendment to designate the site a Temporary Use Permit Area, and a Temporary Use Permit to allow for a soil (peat) screening operation on the site.
- The owner of the site currently has a Fill Permit to deposit materials on the site (attached May 11/12 site photos were reviewed).
- The site will likely be rezoned to IB in the near future to allow for industrial buildings. The TUP is temporary while they prepare the site for redevelopment.
- They are proposing to screen the on-site peat, which is used in mushroom growing. They won't be importing off-site materials for amending. The hours of operation will be 7:30am - 5:00pm. They estimate a maximum truck movement of 20 truckloads per day of processed product.
- Peat is pretty much a water reservoir. Filtration will be reduced; a negative impact.
- There has been a study and there is a pump station next to the winery.

**3. Update: Regulating Farm Residential Dwellings in Agricultural Zones**

File No. 0540-20 AAC

Don Luymes, Manager, Community Planning, reviewed his memo to the Committee, dated June 7, 2012, regarding the above subject line. The memo updates the Committee on the status of proposed amendments to Surrey's Zoning By-law, related to regulating Farm Residential location and footprint size in all A-1 and A-2 zones.

**4. Integrity of the Agriculture Land**

The following concerns were noted for staff to review:

- (Location provided to staff) - Trucks have reappeared and parking at the location, which is in contradiction to a previous Court Order for the removal of trucks parking at that location.
- (Location provided to staff) - A large amount of sawdust is forming a wall and there are a number of screens being installed at a location that was previously a farm market and now has trucks starting to park in behind.
- (Location provided to staff) - Quite a few trucks delivering a substantial amount of preload was noted. How they were able to have permits for the fill was questioned. It was also noted that there are 6 - 8 trailers (only) parked on the property at present.
- There has been concern expressed to a couple of the Committee members regarding east/west corridors. In particular (farm location noted), one farm operation recently had their equipment pulled over for driving down a road that they have used for many years and were told they were not allowed to use that route. The farmers incur additional costs (by the minute) for delays and inconveniences such as this. It doesn't make any sense. A review of sensible



routes for farm trucks should be considered. It was also suggested that the farmer talk to By-laws and write a letter (noting that inquiries through the City's webmail is routed immediately), and that By-laws staff be apprised of the growing concern regarding the freedom of movement for farm equipment.

## H. OTHER BUSINESS

### 1. Environmental Advisory Committee (EAC) Update

An update from the EAC meeting of May 23, 2012 was provided as follows:

- **Cosmetic Pesticide By-law:** The EAC discussed points raised by a delegation which reported on apparent loopholes in the City's cosmetic pesticide by-law, in particular the difficulty in determining what constitutes an "infestation". After consultation with staff, the EAC passed a motion recommending to Council that procedures be put in place whereby Certified Applicators would be required to apply for a permit prior to applying pesticides to deal with a reported "infestation". The EAC also voted to recommend that the by-law be amended to remove the section allowing pesticide applications for the purpose of "ensuring the safety of pedestrian surfaces or sport surfaces". (It should be noted that neither of the contentious sections were in the draft by-law prepared by the EAC).
- **Proposed subdivision of land designated "Agricultural":** The subdivision application for the property at the north east corner of 16 Avenue and 192 Street was referred to the EAC from AFSAC. The application calls for the north west portion of the property ("Lot 1") to be sold to support the donation of the remainder ("Lot 2") to the environmental stewardship group "A Rocha". Lot 1 is of interest as it lies immediately south of a significant stand of timber on City-owned land, and the pieces could be combined in the event Council wishes to proceed with recommendations to create a park in the area. The EAC concluded that the AFSAC recommendation to Council that the City attempt to purchase this land was a good idea and passed a motion to the same effect.

It was

Moved by P. Harrison

Seconded by M. Bose

That the update of the May 23, 2012 EAC

meeting be received as information.

Carried

### 2. Flavours of Surrey Update

A brief update was provided noting that there was still a need for more volunteers. Committee members noted their availability and will be scheduled accordingly.

I. NEXT MEETING

The next meeting of the Agriculture and Food Security Advisory Committee will be held on Thursday, July 12, 2012, in the Executive Boardroom.

J. ADJOURNMENT

It was

Moved by M. Bose

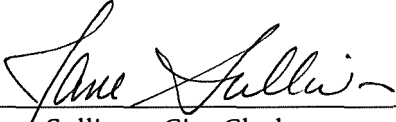
Seconded by B. Sandhu

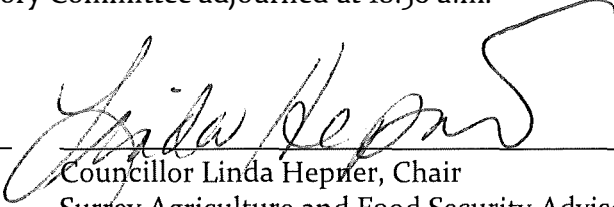
That the Agriculture and Food Security

Advisory Committee do now adjourn.

Carried

The Agriculture and Food Security Advisory Committee adjourned at 10:56 a.m.

  
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Jane Sullivan, City Clerk

  
\_\_\_\_\_  
Councillor Linda Hepner, Chair  
Surrey Agriculture and Food Security Advisory  
Committee