

Agriculture and Food Security

Advisory Committee

Minutes

Present:

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

Regrets:

B. Sandhu
T. Pellett, Agricultural Land
Commission

Staff Present:

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

Guest Observers:

G. Rice

Agency Representative:

K. Zimmerman, Ministry of Agriculture

Environmental Advisory Committee**Representative:**

B. Stewart

A. ADOPTION OF MINUTES

It was

Moved by M. Bose

Seconded by D. Arnold

That the Agriculture and Food Security Advisory

Committee adopt the minutes of the July 12, 2012 meeting.

Carried

B. DELEGATIONS

1. D. Luymes, Manager, Community Planning
Re: Fleetwood Enclave Infill Area

M. Kischnick, Planning Technician, provided a PowerPoint presentation regarding the Fleetwood Enclave Infill Area Plan (the "Plan"), on behalf of D. Luymes, Manager, Community Planning, who was unable to attend the meeting. The presentation provided a background to the initiation of the Plan and images which included the site context, Plan area and agricultural considerations (including existing land use and approved development, particularly along the ALR). Additional comments were as follows:

- The Plan area is approximately 63 acres in size and is within the Metro Vancouver Urban Containment "Growth" Boundary.
- The area is Suburban designation in the Surrey OCP and zoned A-1 (General Agriculture) and RA (One-Acre Residential). Approval has been received for a 2 UPA Cluster 22 lot subdivision with some smaller 7,000 ft. lots as part of an approved development to the south along the ALR edge.
- The Plan will address questions regarding the overall development concept of lands to the north, and concerns regarding development impacts on:

- Agricultural lands to the south within the ALR;
- Ecosystem/biodiversity function and wildlife movement;
- Parks, trails and recreation opportunities;
- Transportation and pedestrian network capacity;
- Land use types and densities;
- Adjacent neighborhood; and
- Financing, services and amenity contributions.
- Agricultural considerations include:
 - Landscape buffers and lower density policy against the ALR within 400m (Policy 0-23);
 - The right to farm and residential nuisances near ALR;
 - Limit access into ALR lands; and
 - Views in and out must be respected.
- With respect to the approved development along the ALR edge:
 - There will be a 17m wide portion of land dedicated along unopened 76 Avenue right-of-way, which is adjacent to the boundary;
 - Parks' will maintain this portion of the ALR buffer as a natural area, without trail access (as requested by the Committee);
 - The developer will provide any improvements to the parkland to augment the existing vegetation and establish a maintenance fund; and
 - A black, chain-link fence will be erected along the southern property line of the residential properties.
- The Draft Plan proposes to:
 - gradually reduce densities and the intensity of uses towards the boundary with the Agricultural designated areas (2-4 UPA);
 - avoid road endings and road frontages next to the ALR except as may be needed for access by farm vehicles on the existing 156 Street;
 - create buffers on the urban side of the ALR boundary (eg. roads, railways, hydro right-of-ways, berms, fences, open space) and rain-water management facilities and features to reduce upland urban;
 - provide passive open space as part of cluster housing, with some trail opportunities, but nothing along the ALR boundary;
 - create a unique feature of a greenway corridor, as part of a green boulevard, with one way traffic to the north and one way to traffic to the south, with a greenway in the middle;
 - contain policy to register notice on title of Agricultural Practices and the Right to Farm in the Area;
 - limit access in and out of the area, which limits higher densities. However there is an increase in density to 4 UPA that will also provide additional amenities, such as green space, buffers, and walking paths, etc.; and
 - provide additional green space, rainwater management and tree protection as part of increased Cluster densities.
- There has been one initial owners meeting and one public open house, but the draft plan has not yet been presented to them. A second public meeting is expected in the late Fall once Engineering studies are complete.

The Committee commented as follows:

- What is the plan to make 156 Street appear less like access to walk through ALR lands?

Right now 156 Street is identified on the Surrey Greenways Master Plan which was given ALC approval for trail access to Surrey Lake Park and does not contain further road access into the ALR.

There will not be any road-way improvements but the path access is existing.

- Public access, even by a pathway, is non-farm use and must be approved by the ALC; that is the challenge of that area, you have to have access to ALR parcels below.

And access to the pump; there is a lot of infrastructure there that the City needs access to maintain.

- Signage should be provided as part of development to indicate entering ALR Lands.
- How far does the Plan wander away from Policy 0-23?

Additional density of up to 4 UPA cluster is proposed past the first existing 2UPA development.

- It would be interesting to cost compare airport noise abatement glass to what is standard triple glazing.
- When we talk about buffers to protect from dust, odor, noise, etc. from agricultural land, it should also be noted that the buffer also provides an element of security for the farmer. With the increase in densities next to agriculture there has been a rise in security concerns. Fences only do so much, the amount of theft and vandalism is rising, so as we start to move forward and increase the densities by the ALR, we need to start thinking of the security of the agricultural lands and the operations on those lands.

C. OUTSTANDING BUSINESS

D. NEW BUSINESS

1. **Proposed Rezoning and Development Permit adjacent to ALR
15250 and 15330 – 54A Avenue**
File No. 7912-0206-00

Keith Broersma, Planner, was in attendance to review his memo of August 29, 2012, regarding the above subject line. Comments were as follows:

- The applicant is proposing a lot line adjustment (subdivision from 2 properties to 2 properties), a rezoning from IB and CD to IB-3 (a new zone, very similar to the IB Zone), and a Development Permit for 3 industrial business park buildings.
- The ALR interface will be 15m minimum, with some areas as great as 21m.
- The project was reviewed by the Planning ERC and the proposed riparian setbacks (as per the site plan) were accepted. The applicant is proposing to plant the riparian areas, which will also act as a buffer to the surrounding ALR lands.
- The site contains a heritage house (McKetrick House) that is being used as a daycare.
- The site currently has a fill permit, issued in November 2011.

- Essentially, for the purposes of the Committee, the change is that instead of there being a school there will be an office park. The boundaries and planting are the same.
- The applicant is working with staff for the design, which will include 98 underground parking spaces (a reflection of how much smaller workspace is becoming).

The Committee commented as follows:

- The application is straight forward however there is concern that the additional pavement required for the office buildings and parking (instead of a school) may have an adverse effect on drainage for the site. How the anticipated increase in drainage needs is dealt with is important to this application.
- Staff noted that the whole land strategy includes a pump station. The sites in the area have already paid a levy to pay for the pump to compensate for the impacts in the flood plain. The runoff rate will be looked at in detail. The pump is built; there is some conveyance works to be upgraded. (The Committee noted they will be paying particular attention to this matter.)
- The Committee confirmed with staff that there should be notice on title for the commercial buildings that they are located near farm land and may experience additional dust, odors, etc. that are related to normal farming practices.

Discussion ensued with respect to the types of planting for the buffer, noting that the buffer should be as much of a visual buffer as possible with a recommendation to avoid there being any *Vaccinium* species. It was reported that the detail for the landscaping and the buffer has not yet been received and, upon the request of the Committee, will be brought to the Committee for final review once received (prior to it being planted).

E. ITEMS REFERRED BY COUNCIL

F. CORRESPONDENCE

G. INFORMATION ITEMS

- 1. Proposed Subdivision Adjacent to the ALR
16636, 16686, 16664 and 16722 - 32 Avenue and 2979, 3047 and 3005 - 168 Street
File No. 7911-0223-00**

Keith Broersma, Planner, was in attendance to review the memo from Ron Hintsche, Current Planning Manager, South Division, dated August 28, 2012, regarding the above subject line his memo. Comments were as follows:

- The application is a proposed rezoning from RA to CD based on RH-G to permit the development of 64 single family residential lots and an NCP Amendment to revise the road network and reduce the area of the Neighbour Park.
- The proposed gross density is 2.2 upa and includes approximately 4.7 acres of land for park and open space purposes.

- The subject site is designated Suburban in the OCP and "Single Detached Residential (2 upa)" in the North Grandview Heights NCP. The proposed land use and density complies with both the OCP and the NCP.
- As the site is separated from the ALR by 32 Avenue (which is also an arterial road), Policy 0-23 permits half - acre gross density lots within the 200m "Outer Ring" subject to conditions that have been met.
- The proposed development would provide a minimum 57.5m separation between the ALR and the nearest home, exceeding the minimum requirement of 37.5m.
- In accordance with the requirements of the North Grandview NCP, a 20m landscape buffer will be constructed and dedicated to the City as open space, which also exceeds the minimum 15m buffer requirement.
- The landscape buffer will be maintained by the City as it will be located on City property. The width of 32 Avenue combined with the landscape buffer makes it physically impossible to breach the required separation distance.
- A Restrictive Covenant to ensure that development is compatible with the adjacent agricultural uses will be required as a condition of subdivision.
- Policy 0-23 permits the "Inner ring" area, between 200m and 400m from the ALR, to be developed with lots a minimum of 930 m² in area, at a maximum gross density of 10 units per hectare (4 units per acre). The proposed subdivision complies with this provision.

The Committee commented as follows:

- The relocated ditch is considered prime fish habitat.
- It is important to ensure the ditch can be accessed to be cleaned as there are trees on either side of it.
- The road cross section has the full arterial 30m allowance for four lanes and will also have a bike route on the side of 32 Avenue.
- Noise may be a major problem if the ALR land is put into production in the future and there is an installation of wind machines or cannons, etc.
- Normally the buffer is vegetation. The plans provided do not reflect that clearly. The buffer should be more vegetative, less grass.
- There will be a 15m buffer, just how that looks is still to be determined. It will be noted to tighten up with more vegetation, especially on the south side.
- Staff has been looking at some kind of path and sidewalk in that area and whether to locate it further south and closer to the properties which would be far for the access to busses, etc.; still under review.

It was

Moved by M. Bose

Seconded by P. Harrison

That the Agriculture and Food Security Advisory

Committee receive the information for Application No. 7911-0223-00, proposed subdivision adjacent to the ALR.

Carried

2. **BC Assessment - Farm Assessment Review Panel (FARP)
Legislation and Regulation Amendments**

It was Moved by M. Bose
Seconded by M. Hilmer
That the Agriculture and Food Security Advisory
Committee receive the BC Assessment - Farm Assessment Review Panel Frequently
Asked Questions regarding Legislation and Regulation Amendments, as information.
Carried

H. INTEGRITY OF THE AGRICULTURE LAND

The following concerns were noted for staff to review:

- (Location provided to staff) – as reported at the July 12th meeting, the existing sawdust pile has been completely covered by trucks and trailers and looking more like a scrap yard. Since then, it has been noted that there is now a building in place with a power pole. Staff will follow-up.

I. OTHER BUSINESS

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

A brief update from the EAC meeting of July 25, 2012, was provided. Comments were as follows:

- *Delegation from Mansonville Plastics*, a Surrey business which manufactures what is commonly referred to as “Styrofoam” - a presentation from Hussam Kaddoura and Jack Liu. The company has taken the initiative to recycle this product, but has been swamped with material and has been looking for sources of funding to finance the recycling portion of their business. One problem they are facing is that amounts of waste are generally discussed in units of weight not volume, so there has been little incentive for municipalities to attempt to divert the Styrofoam now in the waste stream. This is unfortunate because the product takes up a large volume shortening the effective life of landfills. The EAC requested that the information be forwarded to R. Costanzo, Deputy Operations Manager.
 - AFSAC commented that this item is probably a good regional initiative re the waste program.
- *Department of Fisheries and Oceans (DFO)* – City staff provided the latest information on the widespread changes taking place within DFO, with approximately one-third of all DFO staff positions scheduled to be eliminated across Canada. It is too soon to say who this will affect in City operations in Surrey until more details of future DFO practices become available.
- *Biodiversity Conservation Strategy Update* – Al Schulze, EAC member representing the Committee in the Stakeholder Group discussions, reported that there had been spirited discussions at the first meeting of the group. EAC members continued to express their concern that so much property development is proceeding in Surrey in advance of the implementation of the Biodiversity Conservation Strategy.

It was Moved by M. Bose
Seconded by D. Arnold
That the Agriculture and Food Security Advisory
Committee receive the update from the EAC meeting of July 25, 2012, as information.
Carried

2. Flavours of Surrey Event

A review of the Flavours of Surrey 2012 event, held within the City's Fusion Festival event, July 21 – 22, was provided. Comments were as follows:

- The event was very successful resulting from the largest attendance ever to the Fusion Festival (in part due to the Closing Ceremonies for the BC Summer Games being held on site).
- As an adjunct to the Fusion Festival, it worked for the Committee as a way of meeting people and promoting agriculture; interacting with the community was fabulous.
- The weather was fantastic for both days, the Chef's tent was always full, the music didn't interfere with any other presentations going on and the vendors' areas were set up perfectly.
- The entire supply of the Farm Fresh Guide was handed out and very well received.
- It would have been very helpful to have more of an interactive map for the public to get involved in.
- With regard to having a farmers market, it was felt that the majority of those in attendance were only wanting items that they could eat immediately, they weren't there to buy. The exposure is fantastic for the farmers market, just not for selling produce.
- The City staff that helped with the event, in particular C. Stewart and M. Kischnick, were very much an integral part of the success of the event and cannot be thanked enough (round of applause).

It was Moved by P. Harrison
Seconded by D. Arnold
That the Agriculture and Food Security Advisory
Committee receive the "Flavours of Surrey" update, as information.
Carried

I. NEXT MEETING

The next meeting of the Agriculture and Food Security Advisory Committee will be held on Thursday, October 11, 2012, in the Executive Boardroom.

J. ADJOURNMENT

It was

Moved by P. Harrison


Seconded by M. Bose

That the Agriculture and Food Security Advisory

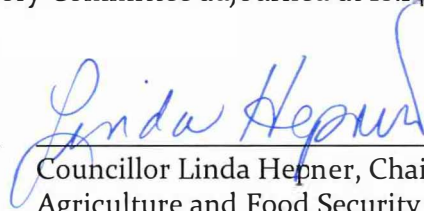
Committee do now adjourn.

Carried

The Agriculture and Food Security Advisory Committee adjourned at 10:14 a.m.



Jane Sullivan, City Clerk



Councillor Linda Hepner, Chair
Agriculture and Food Security Advisory Committee