

# *Agriculture and Food Security*

## *Advisory Committee*

### *Minutes*

Executive Boardroom  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
THURSDAY, MARCH 14, 2013  
Time: 9:01 a.m.  
File: 0540-20

**Present:**

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

**Regrets:**

T. Pellett, Agricultural Land  
Commission

**Staff Present:**

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

**Environmental Advisory****Committee Representative:**

B. Stewart

**Agency Representatives:**

K. Zimmerman, Ministry of Agriculture

**Guest Observers:**

R. Grieve, HyLine Construction  
G. Rice

**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 February 7, 2013 meeting.

Carried

**B. DELEGATIONS****1. S. Godwin, Environmental Coordinator**

Re: Surrey Biodiversity Conservation Strategy (BCS)

S. Godwin, Environmental Coordinator, was in attendance to provide an update on the City's Biodiversity Conservation Strategy and to respond to any questions the Committee may have. A PowerPoint presentation included a brief background on the City's previous Ecosystem Management Study and updated the Committee on the second stage, including draft mapping and policy recommendations of the BCS. The update included information on the purpose and goals of the BCS, consultation and engagement plan, and the expected outcomes of the study. The BCS is intended to: identify and quantify biodiversity and wildlife habitat resources; set objectives for species and populations of wildlife (Targets); and determine habitat criteria such as corridor widths, sites and hubs to maintain biodiversity.

Draft mapping was presented, including the Biodiversity Management Areas and the proposed city wide Green Infrastructure Network, of existing and high priority habitat areas with regional and local corridor connections. It is expected that the draft BCS will be presented at a Public Open House in the spring of 2013, before being brought to Council for endorsement in the summer of 2013.

There were questions from the Committee regarding the intent of the BCS within ALR lands in the city. It was noted that the City has limited planning/management authority on ALR lands and that the ALR is primarily intended for farming and farm activities.

It was noted that the BCS plan will look to work voluntarily and proactively with farmers, and help promote sustainable agricultural practices and development on ALR land to support biodiversity within existing ALR legislation and provincial guidelines.

It was Moved by M. Bose  
 Seconded P. Harrison  
 That the Agriculture and Food Security Advisory  
 Committee receive the presentation "Surrey Biodiversity Conservation Strategy" from  
 S. Godwin, Environmental Coordinator, as information.  
Carried

## C. OUTSTANDING BUSINESS

## D. NEW BUSINESS

1. **Agricultural Land Fill Application**  
**4764 - 184 Street**  
 Soil File: 4520-80(4784-18400)  
 Permit Application #S3-13 011387-00

L. Thompson, Engineering Technologist, was in attendance to review his memo dated February 15, 2013, regarding the above subject line. The application is for a deposit of 18,000 cubic metres of fill at 4784 - 184 Street, for the purposes of providing an outdoor exercise and feeding area for dairy cattle herd, to comply with Canadian Organic Standards. Comments were as follows:

- Background: In May 2007, the ALC and the City approved a soil fill application for the introduction of 25,000 cubic metres of fill material to support the construction of an outdoor dairy feed lot facility on the property, that was required by the farm in order to comply with Organic Certification Standards of Canada
- The impact for drainage, if any, has not yet been reviewed, however it was mentioned in the Agrologist's report that it is likely to have little effect.
- The proposed and cumulative area proposed to be filled, exceeds what the City is authorized to permit for the overall scope of the project. As such, comments from the Committee regarding the application are being sought to include with the application going forward to the ALC.

The Committee commented as follows:

- There is concern with the pile of concrete located at the back of the property. Apparently it was demolition from buildings on the property (not fill) however the concrete is not supposed to be there and should be trucked away.

- This is a legitimate operation, a legitimate practice, it is just that it is over and above the allowable fill. If the application was for a barn, the barn would have to be raised up for the purposes of flood protection and a fill permit to build the barn would be granted. In this case it is not a barn, but it is a legitimate operation.
- It was noted that crushed concrete can be used for the drive and feed alleys, however, City by-laws do not permit the processing and crushing of concrete on this site. If the applicant wants to use this concrete for the expansion of this ag operation, the processing and crushing of this concrete would have to take place off-site.

It was Moved by S. Van Keulen  
 Seconded B. Stewart  
 That the Agriculture and Food Security Advisory  
 Committee recommends to the G.M. Engineering that Soil Permit Application  
 #S3-13 011387-00, move forward to the ALC for consideration.  
Carried

**2. Development Variance Permit Application**  
**1440 - 184 Street**  
 File No.: 7913-0034-00

The memo from D. Sturgeon, Planning Technician, dated March 6, 2013, regarding the above subject line was reviewed. Details of the property, its buildings and residential footprint were provided, noting that the 10 acre property is in the ALR, but has not had "farm status" with BC Assessment since 2005. Additional comments were as follows:

- This is the first Development Variance Permit (DVP) application the City has received to vary the farm residential footprint and maximum setback.
- The application is to relax the maximum size of the farm residential footprint (3000m<sup>2</sup>) and the maximum setback of the A-1 Zone (60m) in order to permit the construction of a 375m<sup>2</sup> accessory structure containing an indoor pool, sauna, washrooms/change rooms, exercise room, mechanical room and "planting room" (greenhouse).
- The existing residential structures on the subject property exceed the farm residential footprint and maximum setbacks by 3,500m<sup>2</sup> and 65m, respectively (including the proposed structure).
- The proposed structure will increase the farm residential footprint by approximately 500m<sup>2</sup>. (A detailed map was provided on table.)
- The DVP would apply only to the proposed structure. Any additional residential structures proposed on the subject property would also require a DVP.
- The existing buildings that do not comply with the minimum setbacks and farm residential footprint would remain as legal non-conforming structures if the proposed structure was permitted to be built.
- A recent site visit (March 4, 2013) noted that the land where the structure is proposed to be located has been disturbed/excavated.
- With respect to the assessment details, presently the gross improvements are valued at over \$1 million.

The Committee commented as follows:

- Being a non-farm use, this application would also be required to go to the ALC. (Staff noted it is a permitted accessory building under the bylaw and will check on the requirement for the ALC).
- It is impossible to bring the existing footprint in to conformance as it is over the maximum allowable already by double.
- Is there anything that suggests how this will enhance the viability of agriculture? The value of these residential buildings has to be looked at as the value of the whole property. If the residence starts to make 75% of the value of the whole property, then farmers are affected by that, it is a problem for the future viability of the farm. As such, the application should be denied.
- When the Ministry of Agriculture developed the home plate guidelines, it was because there is a significant impact to the viability of economic land for farmers being able to buy land. It impacts future viability of the land base; less land to farm. It is unfortunate there was work undergoing, but it seems there was a month between the effective date of the new bylaw and the date the application was submitted.
- It is suggested that if the applicant wants to intensify within the existing construction, there are areas available to build the structure without taking more land (e.g. area between the secondary building).

It was

Moved by M. Bose

Seconded P. Harrison

That the Agriculture and Food Security Advisory

Committee recommend to the G.M. Planning and Development, denial of Application No. 7913-0034-00 based on the concern that adding additional residential buildings will further increase the value of the entire property making it difficult to acquire for future farming opportunities.

Carried

with S. Van Keulen and B. Stewart opposed

The Chair granted Ryan Grieve, principal owner of HyLine Construction (the agent representing the property owners), permission to comment as follows:

- There has been a significant amount of investment and time as a result of the date and the overlapping time of when the application was submitted and the change to the bylaw. Once the design was ready, every effort was made to get all of the work done, however during that time the bylaw changed.
- Once we receive a set of drawings from a contractor we then order a feasibility study from engineers in order to make the application. We got the set of drawings that were valid up until the change. A significant amount of work was needed to be done in order to complete the application for the permit.
- Prior to the change of the bylaw it was noted that those that were in the process would continue in process based on the existing bylaw then.

The Chair asked Mr. Grieve if the permit been applied for prior to the change of the bylaw (November 4, 2012). In response, Mr. Grieve reported that their full submission, with all the necessary documents, was made on December 6, 2012.

Committee member S. Van Keulen expressed concern with the motion noting that, in the sense that the intent of what the Committee is trying to do with the residential

footprint is to make the farm home plate a way of protection of the agricultural land, the pre-existing non-conformance of this property is already non-conforming to what the intent of the farm home plate is presently. It almost fits into the pre-existing non-conforming home plate, and as such this portion of the bylaw shouldn't be used because this is not encroaching on any other agricultural land outside of the home plate that is there right now.

The Chair called for a vote on the motion and S. Van Keulen and B. Stewart noted their opposition.

### 3. **Proposed Rezoning, Subdivision and Local Area Plan Amendment**

**18821 – 20 Avenue**

File No.: 7912-0069-00

The memo from I. Matthews, Planner, dated March 6, 2013, regarding the above subject line was reviewed. An overview of Beedie Construction's proposal to subdivide for the creation of six industrial business park lots was provided, including a partial amendment to the Campbell Heights LAP to amend the stormwater management plan. Dedication of parkland and an area for riparian habitat protection was also highlighted and additional comments were as follows:

- The parkland on the west portion of the site is proposed to be 15m wide which complies with OCP guidelines for the width requirement along the agricultural edge. Parks planning have noted they would like to see a walkway that extends north on the west side of the site, not required to be within the 15m buffer, to create a continuous walkway. The proponent is proposing to have the walkway within that 15m, meandering within the buffer.
- The Committee questioned having a meandering path and the need for consistency, noting a previous application north of 24 Avenue that was similar, with a 50m buffer for the purposes of providing a wildlife corridor. Staff reported that the 50m buffer for that subdivision plan was acquired for tree preservation purposes for that particular site.
- Concern was expressed regarding Lot 8 and the 10m wildlife corridor, noting the inconsistency with what happens along the east portion of the property; the 10m corridor is not enough for wildlife, a 30m corridor would make more sense in light of the significant wildlife.
- It was reported that there are water quality issues that need to be addressed.
- The Campbell Heights LAP identifies a portion of this site for Stormwater Management Facilities with a pond feature. The proposed stormwater management plan is a combination of on-site and off-site infiltration.
- The Committee noted that residents south of 20 Avenue are on wells and as such, stormwater for this site should be dealt with on site as there is an aquifer and it is important to know what the potential contamination to the adjacent aquifer would be and what would be draining into the aquifer.
- Staff noted that the pond was left there knowing that it would come out of there at some point, certainly not because it will be redeveloped. Removing the pond, from a drainage perspective, was never intended to enable development down to 20 Avenue. The Committee requested further information on this.
- It was reported that Park's planning is not proposing the walkway within the buffer, it is the applicant that is proposing the walkway within the buffer.

- The Committee again expressed their concern with respect to the 10m section of the buffer and also the walkway within the buffer. The meandering walkway is right up against the ALR edge, which would be a challenge to keep people off or away from the ALR. If there must be a walkway, it is suggested that it not be within the dedicated buffer and that it is right up against the development edge.
- In the past, the Committee has been consistent with buffers, fencing, etc. If there is going to be a pathway, it should be outside the buffer, then it is consistent with everything else.
- Concern was expressed regarding the 10m boundary, again noting that 10m is insufficient as a corridor and should be noted with the application.
- This application should be provided to the Environmental Sustainability Advisory Committee (ESAC) in order to provide comments relative to the EMS.
- It was noted that a checklist outlining the proposal, as provided to the Committee in the past, would be beneficial.

It was Moved by M. Bose  
Seconded P. Harrison  
That the Agriculture and Food Security Advisory  
Committee recommends to the G.M. Planning and Development, support of  
Application No. 7912-0069-00, to include:

1. a 15m ALR protection buffer, with a walkway to be located outside the buffer;
2. a black chain link fence be installed between the ALR protection buffer and the pathway; and
3. the application be referred to the Environmental Sustainability Advisory Committee (ESAC) for comments relative to the EMS.

Carried

#### E. ITEMS REFERRED BY COUNCIL

#### F. CORRESPONDENCE

##### 1. Portobello Organic Hay Farms

The correspondence, dated February 20, 2013, from Portobello Organic Hay Farms, was reviewed.

It was Moved by M. Bose  
Seconded P. Harrison  
That the Agriculture and Food Security Advisory  
Committee receive the correspondence, dated February 20, 2013, from Portobello  
Organic Hay Farms, as information.

Carried

G. INFORMATION ITEMS

- 1. **Proposed Development Permit and Development Variance Permit for Two Industrial Buildings**  
**17656 – 66A Avenue**  
 File No.: 7912-0326-00

The memo from G. Gahr, Acting Current Planning Manager – North, dated February 20, 2013, regarding the above subject line, was reviewed.

It was Moved by M. Bose  
Seconded M. Hilmer  
That the Agriculture and Food Security Advisory  
 Committee receive the memo regarding Application No. 7912-0326-00, from G. Gahr,  
 Acting Current Planning Manager – North, dated February 20, 2013, as information.  
Carried

H. INTEGRITY OF THE AGRICULTURE LAND

An update of the current status of previously noted concerns was provided.

I. OTHER BUSINESS

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

It was noted that there were no items pertaining to agriculture at the EAC meeting of, February 27, 2013.

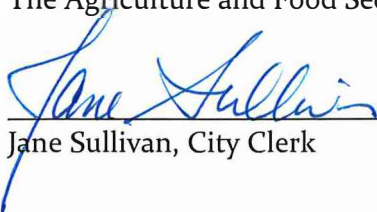
J. NEXT MEETING

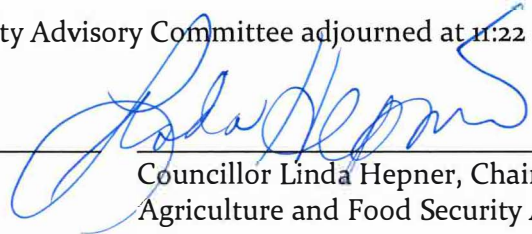
The next meeting of the Agriculture and Food Security Advisory Committee will be held on Thursday, April 11, 2013, in the Executive Boardroom.

K. ADJOURNMENT

It was Moved by M. Bose  
Seconded by P. Harrison  
That the Agriculture and Food Security Advisory  
 Committee do now adjourn.  
Carried

The Agriculture and Food Security Advisory Committee adjourned at 11:22 a.m.

  
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 Jane Sullivan, City Clerk

  
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 Councillor Linda Hepner, Chairperson  
 Agriculture and Food Security Advisory Committee