

Agriculture and Food Security

Advisory Committee

Minutes

Executive Boardroom
City Hall
14245 - 56 Avenue
Surrey, B.C.
THURSDAY, NOVEMBER 7, 2013
Time: 9:06 a.m.
File: 0540-20

Present:

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

Regrets:

Councillor L. Hepner
B. Stewart, Environmental Advisory
Committee Representative
T. Pellett, Agricultural Land Commission

Staff Present:

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

Agency Representatives:

K. Zimmerman, Ministry of Agriculture

Guest Observers:

Ron Tamis, Vice President, Surrey Urban Farmers Market
Nicole Ensine, Summer Staff, Surrey Urban Farmers Market
Nav Sekhon

The meeting was called to order and the Committee was requested to pass a motion to amend the Agenda to reflect the following changes:

Correspondence: New item **F.2** – Surrey/White Rock Food Action Coalition
New item **F.3** – City of Salmon Arm

Information: New item **G.3** – AgAnnex Article: “Loss of Agricultural Land on the Prairies”

Other Business: New item **I.1** – Signage on 196 Avenue Overpass on Langley Bypass

It was Moved by P. Harrison
Seconded by M. Hilmer
That the Agriculture and Food Security Advisory
Committee Agenda of November 7, 2013, be amended as requested.
Carried

A. ADOPTION OF MINUTES

It was Moved by P. Harrison
Seconded by M. Hilmer
That the Agriculture and Food Security Advisory
Committee adopt the minutes of the September 12, 2013 meeting.
Carried

B. DELEGATIONS**1. Peter Leblanc, President, Surrey Urban Farmers Market**

Peter Leblanc, President, and Ron Tamis, Vice President, Surrey Urban Farmers Market, provided an update on the current and future activities of the Surrey Urban Farmers Market.

In preparation for the update, the Committee had received copies of the "Economic and Social Benefits Assessment Report", prepared for the Surrey Urban Farmers' Market as a collaborative project of the BC Association of Farmers' Markets and the University of Northern British Columbia. In addition to this document, a PowerPoint presentation, which included an overview of the Market's farmers/vendors, nutrition coupon program and future development challenges, was also provided.

It was reported that based on data collected during a one-day period, it is estimated that approximately 1,087 customers spend an average of \$16.08 per day on local produce in Surrey; where the Provincial average is \$22/consumer. The positive net impact of consumers shopping locally in Surrey is \$372,000 annually. However, it was noted that there is considerable competition and pressure from businesses that portray themselves as farmers markets. When it comes to produce, a farmers market is a great way to sell genuine farm fresh products. The biggest difficulty is for farmers who try to sell at their farm gate; unfortunately there are so many independent farm stands in Surrey that represent themselves as being farm fresh that are not.

Producers are being creative in their own ways in doing what they can to entice consumers by offering coupons and providing opportunities for members of the public to learn more about agriculture and farm to table initiatives. The delegation is working with City staff on cross-promotional opportunities and in the future will be showcasing local produce in the New City Hall Plaza.

The Committee noted that more work needs to be done, in partnership with the City of Surrey, in establishing a branding strategy to showcase "true farm fresh products" and to expand upon and promote the "buy local" initiative. It was also noted that creating markets in areas where there is pedestrian foot traffic (and easy access) are key to achieving a successful market environment. Further work needs to be undertaken into establishing a market destination, similar to White Rock and Kitsilano and also tap into people coming and going on from the Skytrain.

2. Don Luymes, Manager, Community Planning

Don Luymes, Manager, Community Planning, was in attendance to provide a review of the West Clayton NCP - Draft Preferred Land Use Plan, for information and discussion.

A PowerPoint presentation was given to illustrate the boundaries of the NCP and anticipated degree of density. Green infrastructure details, including a parks and wildlife corridor, ALR edge buffers, creek protection areas and stormwater detention pond facilities, were discussed. Additional comments were as follows:

- One of the big issues with this area is that 72 Avenue eventually goes through Langley and connects at Glover Road. In the past, Fraser Highway was connected to 72 Avenue. Traffic on 72 Avenue has become one of the key issues. The importance of reconnecting 72 Avenue to Fraser Highway has been recognized.
- It was determined that the best place to connect 72 Avenue to Fraser Highway was at roughly the same location as it used to be. The City's Transportation Department sees a long term desired future connection of 72 Avenue from Clayton to Newton; a very controversial element for the agricultural community.
- The option from 72 Avenue to Fraser Highway is accompanied by the protection of land to a new intersection at the bottom of the hill, expected to be at least 20-30 years from now.
- A Public Open House was held on the Draft Preferred Land Use Concept on October 23, 2013. The agenda included an outline of:
 - water distribution for the existing water network, proposed water servicing objectives/strategy and water network constraints and upgrades;
 - the existing sewer system, proposed sewer servicing strategy, sanitary sewer phasing constraints and sewer upgrades; and
 - the existing stormwater infrastructure, drainage system, stormwater/watershed constraints and proposed stormwater servicing strategy.

Quite a few comments were received and any required adjustments are currently being made.

- A Stage 1 NCP report to Council is anticipated for the November 25, 2013. Completion of the Stage 2 NCP is expected by December 2014.

The Committee commented as follows:

- Moving farming equipment along 80 Avenue is a bigger issue than the reconnection of 72 Avenue to Fraser Highway. With the rapid densification of Langley there has already been an increase of traffic on 80 Avenue; expected to grow further. Addressing traffic on 80 Avenue first could quite possibly alleviate some of the concerns with respect to access of 72 Avenue to Fraser Highway.
- As drafted, this NCP does not provide for farm access once all the farmsteads move down to the lower portion of the lands. The only access would be from Harvey Road. There are quite a few properties at present that access their property from above; losing that access would, in essence, isolate the farmers.

Staff noted this concern and will work with the Transportation Department to ensure there will be sufficient access to barns, equipment, etc.

- Furthermore, there will be a loss of agricultural land with the existing farm buildings expected to relocate to the lower portion of the property.
- The NCP, as presented, demonstrates a loss of approximately 16 acres of agricultural land. Eight (8) agricultural properties are potentially affected - every acre of building sites lost is another acre or so of agricultural land needed to relocate.
- The nature of this NCP has a significant effect on the lands below.

It was Moved by S. Van Keulen
Seconded P. Harrison
That the Agriculture and Food Security Advisory
Committee recommends to the GM Planning and Development that a concept of how
to deal with the isolated agricultural lands below the West Clayton NCP area be
provided to the Committee for review.

Carried

C. OUTSTANDING BUSINESS

D. NEW BUSINESS

1. Proposed Subdivision within the ALR

18793 - 32 Avenue

File No.: 7913-0195-00

Daniel Sturgeon, Planning Technician, Area Planning South, was in attendance to review his memo, dated September 30, 2013, regarding the above subject line. Comments were as follows:

- The subject (65 hectare/160 acre) property is entirely in the ALR and is split zoned: the majority (58.5 hectares/144 acres) is zoned A-1 (General Agricultural) and the remainder is zoned IA (Agro-Industrial); a steep and heavily treed slope separates the IA zoned portion from the remainder of the site.
- The applicant proposes to subdivide the property along the existing IA and A-1 zoning boundary to create two (2) lots approximately 6.5 hectares (16 acres) and 58.5 hectares (144 acres) in size. Both proposed lots meet the minimum requirements of the exiting respective zones.
- Approximately seven (7) years ago a previous attempt to subdivide was not supported and the application was withdrawn. Management of the lands has since changed Ministries and the intent at this point is to keep the BC Tree Seed Centre (IA zoned portion), operated by the Ministry of Forests, Lands and Natural Resource Operations, and to sell the remaining (A-1 zoned) portion of the site.

The Committee noted that although at this time the subdivision makes sense (already in the ALR and staying in the ALR), and the tree farm will carry on as it is currently, there ultimately is no net benefit to agriculture to support this application.

Discussion ensued with respect to the future of the A-1 zoned portion of the site. It was suggested that there may be the opportunity for the City to work with the Province in this regard.

It was Moved by S. Van Keulen
 Seconded M. Hilmer
 That the Agriculture and Food Security Advisory
 Committee recommends to the GM Planning and Development, that Application
 No. 7913-0195-00 not be supported, as it represents a further loss to the ALR, and does
 not support agricultural uses as contained within the Official Community Plan.
Carried

**2. Proposed Subdivision Partially Located Within the ALR
 4664 and 4718 - 192 Street
 File No.: 7908-0149-00**

Daniel Sturgeon, Planning Technician, Area Planning South, reviewed his memo,
 dated October 31, 2013, regarding the above subject line.

Discussion ensued with respect to the proposal of four (4) parcels as opposed to
 three (3) parcels, noting that there is a greater benefit to agriculture to have one (1)
 12 hectare (30 acre) consolidated parcel in the Agricultural Land Reserve.

It was Moved by B. Sandhu
 Seconded J. Sandhar
 That the Agriculture and Food Security Advisory
 Committee recommend to the GM Planning and Development, that Application
 No. 7908-0149 be supported with an amendment to consolidate the two (2) proposed
 six (6) hectare (15 acre) parcels into one (1) 12 hectare (30 acre) parcel in the ALR, as a
 benefit to agriculture.

Carried

P. Harrison left the meeting at 10:47 am

3. Planning Update re: Economic Impact of Flooded Agricultural Lands

C. Stewart, Senior Policy Planner, Community Planning Division, reported that the
 Corporation of Delta is currently working on a project to review the economic impact
 of flooded agricultural lands. A forum to discuss the details of the project and to
 receive feedback will also be established; invitations will be circulated in due course.

E. ITEMS REFERRED BY COUNCIL

F. CORRESPONDENCE

1. Zbeetnoff Agro-Environmental Consulting

The letter, dated October 24, 2013, from Darrell M. Zbeetnoff, P.Ag., Principal,
 Zbeetnoff Agro-Environmental, requesting to appear before the Committee to discuss
 Agricultural Impact Assessment (AIA) Guidelines, was reviewed.

It was Moved by M. Hilmer
Seconded J. Sandhu
That the Agriculture and Food Security Advisory
Committee receive Darrell M. Zbeetnoff, P.Ag., Principal, Zbeetnoff Agro-
Environmental, as a delegation to a future meeting of the Committee.
Carried

2. **Surrey/White Rock Food Action Coalition**

File No.: 0250-20

The Chair circulated and reviewed the letter from Deirdre Goudriaan, MA, and Rick Ketcheson, Co-Chairs, Surrey/White Rock Food Action Coalition, dated October 22, 2013, requesting that the Committee review its Terms of Reference to include food security representatives in its composition. It was reported that the letter will be responded to advising of the implementation of the strategies identified.

3. **City of Salmon Arm**

The letter to Honourable Bill Bennett, Minister of Energy and Mines (Minister Responsible for Core Review), from Mayor Nancy Cooper, City of Salmon Arm, dated October 28, 2013, requesting that the ALC budget not be reduced, was circulated; all Agricultural Advisory Committees throughout British Columbia were copied.

G. INFORMATION ITEMS

1. **Proposed Development Variance Permit for an Increase in Height for a Proposed Telecommunication Tower**

12051 Colebrook Road

File No.: 7913-0192-00

Taryn Hayes, Associate Planner, Area Planning South, reviewed her memo, dated October 29, 2013, regarding the above subject line.

It was Moved by M. Hilmer
Seconded B. Sandhu
That the Agriculture and Food Security Advisory
Committee receive the information provided for Application No. 7913-0192-00.
Carried

2. **Environmental Sustainability Advisory Committee (ESAC) Update**

An update from the ESAC meeting of October 29, 2013 was not available.

3. AgAnnex Article: "Loss of Agricultural Land on the Prairies"

The AgAnnex (www.agannex.com) article entitled "Loss of Agricultural Land on the Prairies" was circulated to the Committee. In particular, the loss of agricultural land (soil resource) through urban expansion, rural developments and the energy sector, was noted.

H. INTEGRITY OF THE AGRICULTURE LAND

The following concerns were noted for staff to review:

- (Locations provided to staff) - Trucks are starting to reappear at some of the truck parks that the City was successful in removing; willfully going against the bylaws.
- (Location provided to staff) – Considerable construction activity taking place; compliance should be reviewed.
- Railway construction was queried. Staff noted that the Roberts Bank Corridor twinning of the track and the BNSF trestle are two separate processes.

It was

Moved by S Van Keulen

Seconded J. Sandhar

That the Agriculture and Food Security Advisory

Committee request that an update on rail corridor issues and projects (Roberts Bank Corridor and BNSF trestle), be provided to the Committee.

Carried

I. OTHER BUSINESS

1. Signage on 196 Avenue Overpass on Langley Bypass

It was reported that the City of Surrey signage on the overpass at 196 Avenue is limited to a small portion at the centre of the overpass, whereas the Langley signage on the other side of the overpass spans the entire width. Accordingly, it was suggested that the City of Surrey signage on the structure be reviewed.

J. NEXT MEETING

The next meeting of the Agriculture and Food Security Advisory Committee will be held on **Thursday, December 5, 2013**, in the **Parks' Boardroom #1**.

K. ADJOURNMENT

It was

Moved by J. Sandhar


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 11:15 a.m.



Jane Sullivan, City Clerk



Mike Bose, Chairperson

Agriculture and Food Security Advisory Committee