

# *Agriculture and Food Security Advisory Committee Minutes*

**Executive Boardroom**  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
**THURSDAY, JANUARY 9, 2014**  
Time: 9:00 a.m.  
File: 0540-20

---

**Present:**

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

**Regrets:**

T. Pellett, Agricultural Land  
Commission

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

B. Stewart

**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:**

Nav Sekhon  
Brent Tedford, Pacific Land Group

---

**ELECTIONS & APPOINTMENTS**

It was Moved by P. Harrison  
Seconded by D. Arnold  
That the Agriculture and Food Security Advisory  
Committee appoint Mike Bose as Vice-Chair for the 2014 calendar year.  
Carried

It was Moved by M. Bose  
Seconded by D. Arnold  
That the Agriculture and Food Security Advisory  
Committee appoint Stan Van Keulen as the Agriculture and Food Security Representative to  
the Environmental Sustainability Advisory Committee for the 2014 calendar year.  
Carried

**A. ADOPTION OF MINUTES**

It was Moved by M. Hilmer  
Seconded by B. Stewart  
That the Agriculture and Food Security Advisory  
Committee adopt the minutes of the December 5, 2013 meeting.  
Carried

**B. DELEGATIONS****C. OUTSTANDING BUSINESS****D. NEW BUSINESS****1. Proposed Development Variance Permit****5243 – 176 Street**

File No.: 7913-0240-00

Jeff Denney, Planner, was in attendance to review the memo from G. Gahr, Current Planning Manager – North, dated December 16, 2013, regarding the above subject line. Comments were as follows:

- The Development Variance Permit (DVP) application is to increase the maximum setback in the General Agricultural (A-1) Zone from 50 m. (165 ft.) to 305 m. (1,000 ft.), and increase the maximum depth of the farm residential footprint from 60 m. (200 ft.) to 310 m. (1,020 ft.), in order to construct a home on the existing fill site in the southwest corner of the site.
- The applicant indicates that a septic field to service the proposed house will be located to the north of the proposed house. This septic field is also tied in with the Super Soil business on the east side of Highway 15.
- According to the applicant, the fill was placed in the southwest corner of the site by the previous owner (without a soil permit) and pre-loaded for a house in 1999, which is when the applicant's family purchased the property. The majority of the site that is not encumbered by the existing fill and septic area is productive blueberry farmland.
- A soil report from a Professional Engineer indicates a portion of the existing fill will need to be removed and replaced with structural soil.
- There is an existing driveway from Highway 15 along the southern property line to access the fill site.
- There is a Class A-O Watercourse along the western property line.
- The proposed fill location doesn't comply with the A-1 Zone maximum setbacks or Residential Farm Homeplate.

The Committee commented as follows:

- At the time the septic was put in, the properties on each side of Highway 15 were owned by the same person and Super Soil leased one of the sites.
- It is a non-permitted fill site, with fill that is not ready for structural development; some of the illegal fill has to be removed in order to make it appropriate for structural.
- New fill will have to be replaced with a new fill permit which will require Development Variance approval but not ALC approval if under 2,000 m<sup>2</sup>.
- If the illegal fill does need to be removed, where would it go?

- Setbacks for propane canons would impact three adjacent properties. None of those other three properties has a house it. If the applicant's house was near the front, the impact would be considerably smaller, almost no impact to blueberry fields except his own. It is suggested this application is not a good example for a variance.
- The location of the new house would impact several properties. Whether or not there is any utilization of cannons on the neighbouring properties now, they are parcels of land that are owned by other property owners that may wish to use cannons at some point. For any future properties to the south, the setback would be the same for those as well.
- In this case it is not only the setback, but the location for the residence that is of concern.
- The City can control the fill and the grade. There would have to be a setback because of the watercourses at the back. The applicant would have to remove the illegal fill and would have to come in and put in more structural fill. The question is, is this fill, although there, really a footprint for a house or should the applicant comply with the setback from the existing road?
- The driveway itself is 680 m<sup>3</sup>. (History of road access discussed).
- The illegal fill was done 10 years ago. They may have applied for a permit at the time.
- The argument here is that if they were to utilize the existing farm residential homeplate regulations for the home, it would result in some blueberry plants taken out of production. However, the proposed location is not really structural fill and would have to be removed and replaced anyway before they can get a permit to place a house. The fill could be peeled back and remediated and the house built where it should be according to the farm residential homeplate parameters.
- Staff noted that there haven't been any reports provided to address how difficult it would be to reclaim with proper fill.

It was

Moved by P. Harrison

Seconded D. Arnold

That the Agriculture and Food Security

Advisory Committee recommend to the GM Planning and Development, that the farm residential footprint and maximum residential setback parameters in the A-1 Zone, that have already been adopted by Council, be endorsed for Application No. 7913-0240-00.

Carried

2. **Proposed Temporary Use Permit Within the ALR**  
**15238 – 64 Avenue**  
 File No.: 7907-0036-00

Melissa Johnson, Planner, was in attendance to review the memo from R. Hintsche, Current Planning Manager – South, dated December 23, 2013, regarding the above subject line. Comments were as follows:

- The applicant proposes a temporary use permit for a truck park on the subject property, at the southeast corner of 152 Street and 64 Avenue. The original TUP for this site came in several years ago for a truck park.
- The property is within the ALR but is less than two acres and therefore not governed by the *ALC Act*.
- The property is under Land Use Contract (no. 584), which allows only a small-scale, family-operated concrete manufacturing facility as its singular use. The underlying zoning is IL.
- A red-coded watercourse impacts the eastern portion of the property. In addition, there are some potential soil remediation issues.
- Because 64 Avenue is not a truck route, significant off-site improvements would be required in order to ensure safe truck turning movements to and from the property.

A brief history of the property was given and the Committee commented as follows:

- The OCP designates this site as Agricultural; the proposed truck parking would not comply with the OCP designation.
- A significant problem is that the site is located on a non-truck route; very dangerous and often plagued by traffic congestion.
- Although it is noted that the applicant would be required to do some upgrades to the intersection to allow trucks to turn at 64 Avenue (conceptual transportation scheme shown), the existing soil is so bad that to do any kind of work in and around the site would cost a fortune, which seems excessive for a two year TUP.
- The other issue is the late night working on the trucks and travel of the trucks. The noise from that location (loud banging on tailgates, etc.) travels through the Sullivan neighbourhood late at night (at times 2:00 am); quite a disturbance.
- It is accepted that the property is not good for farming, and that there are no comments with respect to farming that the Committee has for this application. However, the property is located close to a very busy intersection where speed as well as congestion is an extreme safety concern. If the volume of trucks (currently non-conforming numbers) increases, 64 Avenue and 152 Street will be fraught with safety issues. As such, the application should not be supported.

#### **COMMITTEE RECOMMENDATION:**

It was

Moved by M. Bose

Seconded P. Harrison

That the Agriculture and Food Security Advisory

Committee acknowledges that Application No. 7907-0036-00 has been a non-conforming use for some time and as such recommends that Council address the Committee's comments relative to safety and noise.

Carried

Comments continued:

- There is an active farm to the east that has been impacted by the fill brought on to this site, and that issue needs to be addressed.
- Staff has been working with the property owners with respect to the fill that is too close to the watercourse (that needs to be reinstated); current status unknown.
- It is important to note that whatever uses are permitted, that it does not affect the farm practices for the neighbouring property. In fact, the buffer policy criteria that is used for industrial property abutting the ALR should be used.

Discussion followed with respect to buffer requirements noting that the buffer cannot be the typical planted buffer as it will shade the fields of the neighbouring farm. A fenced buffer with low shrubs, not tall trees, is required. It was requested that the buffer, once designed, be provided to the Committee for information.

### **COMMITTEE RECOMMENDATION:**

It was

Moved by B. Sandhu

Seconded P. Harrison

That the Agriculture and Food Security Advisory

Committee expressed concern that the property of Application No. 7907-0036-00 has been non-compliant for many years, however if Council is to accept the proposed Temporary Use Permit (TUP) application, acceptable on the basis of whatever TUP use is permitted, it must:

1. not negatively impact farm practices for the neighbouring property; and
2. follow the buffer policy as if that property were Industrially designated and abutting up to, but falling outside of, the ALR (rather than its current status as an Agricultural designated property within the ALR which does not require buffering between properties).

Carried

### **3. 32 Avenue Road Widening Between 188 Street and 192 Street 18793 - 32 Avenue**

File No.: 0360-20 (AAC); 1713-055/00

The memo, dated December 20, 2013, from Goran Corda, Project Supervisor, regarding the above subject line was reviewed as follows:

- The City plans to widen 32 Avenue between 188 Street and 192 Street and as part of the road widening, the City is planning to implement a signalized intersection at 188 Street and 32 Avenue.
- Approximately 0.011 Ha of land from the property at 18793 - 32 Avenue (located in the ALR) will need to be acquired by the City for improvements to the intersection traffic control.
- This project will improve access to the agricultural lands by aligning the access with 188 Street and creating a signalized intersection.

- With respect to the raised median noted in the plans, staff confirmed they are aware of the requirements to ensure the raised median is farm vehicle friendly. Access will be limited to the industrial areas but not limited for farm access to ensure that those existing farms, both owned and leased, are able to access.
- The Committee's concerns with respect to the amount of truck traffic turning onto 188 Street, often resulting in a long line of trucks and farm vehicles cued up on 32 Avenue, were heard. It was noted that an improvement/widening to the intersection should address these concerns and that details of the road work will be brought back to the Committee, as information, when final.

It was

Moved by M. Bose

Seconded M. Hilmer

That the Agriculture and Food Security Advisory Committee recommend to the GM Engineering that the 32 Avenue road widening between 188 Street and 192 Street, as set out in the memo to the Committee from Goran Corda, Project Supervisor, dated December 20, 2013, be supported as it will improve traffic flow for everyone and will be a benefit to agriculture.

Carried

#### 4. **Ministry of Agriculture Bylaw Standard for Cogeneration at Greenhouses**

Discussion regarding November 25, 2013, Council action item to the General Manager, Planning and Development, to "*undertake all necessary actions to prepare a report complete with recommendations for consideration by Council regarding the request of the BC Greenhouse Growers Association delegation.*"

This item was not in order and will be considered on the February 6, 2014 agenda.

#### E. **ITEMS REFERRED BY COUNCIL**

#### F. **CORRESPONDENCE**

#### G. **INFORMATION ITEMS**

1. **Temporary Industrial Use Permit and OCP Amendment**  
**6515 - 176 Street**  
 File No.: 7909-0172-00

John Koch-Schulte, Planner, was in attendance to review the memo from G. Gahr, Current Planning Manager - North, dated December 23, 2013, regarding the above subject line.

It was reported that the Committee had passed a motion pertaining to this application at the November 5, 2009 meeting, which stated approval for the application should require:

1. That the illegal fill be brought back to the industrial area and the property be surveyed to ensure that the fill is on the Industrial designation; and
2. That the buffer and road be installed on the industrial portion of the lot.

Discussion ensued noting that this is a reoccurring application and should have been brought back to the Committee as an Outstanding Item (not Information Item) and as such, that additional information should have been included that addresses the Committee's earlier recommendations.

Furthermore, it was requested that in addition to providing the Committee with a copy of the minutes of the November 5, 2009 meeting regarding this item, additional detailed information on how the interface will now be dealt with, a new plan of how the area will be developed (road allowance, buffer location, etc.), together with the results of a recent land survey, be brought back to the Committee for further consideration of this application.

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

It was reported that there were no items at the ESAC meeting of December 11, 2013 relevant to agriculture.

Bill Stewart further advised the Committee that it had been a pleasure to serve in his capacity as the ESAC Representative to AFSAC, however he would not be seeking reappointment to AFSAC for 2014. In response, the Committee expressed their sincere appreciation for Bill's valuable contributions over the years and wished him all the very best.

## H. INTEGRITY OF THE AGRICULTURE LAND

The following concerns were noted for staff to review:

- (Location provided to staff) – Illegal truck parking at two properties.
- For information back to the Committee – the status of the designation of Colebrook Road access (on and off) at 152 Street. It was reported that the traffic is travelling at very high speeds along 152 Street.

## I. OTHER BUSINESS

## J. NEXT MEETING

The next meeting of the Agriculture and Food Security Advisory Committee will be held on **Thursday, February 6, 2014**, in the **Executive Boardroom**.

**K. ADJOURNMENT**

It was

Moved by P. Harrison

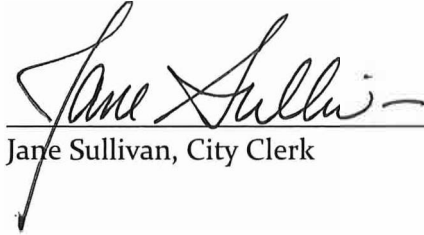
Seconded by M. Bose

That the Agriculture and Food Security Advisory

Committee do now adjourn.

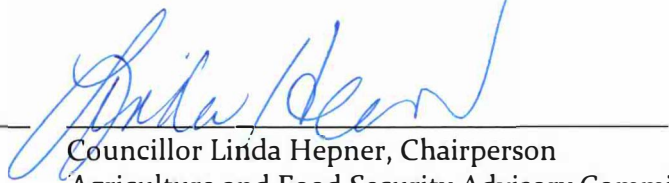
Carried

The Agriculture and Food Security Advisory Committee adjourned at 10:41 a.m.



---

Jane Sullivan, City Clerk



---

Councillor Linda Hepner, Chairperson  
Agriculture and Food Security Advisory Committee