

Present:

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

Regrets:

D. Arnold

Guest Observers:

N. Ensing

Staff Present:

R. Dubé, Engineering
C. Baron, Engineering
C. Stewart, Planning & Development
M. Kischnick, Planning &
Development
C. Craig, Legislative Services

Agency Representatives:

K. Zimmerman, Ministry of
Agriculture

A. ADOPTION OF MINUTES

It was

Moved by M. Hilmer

Seconded by M. Bose

That the Agriculture and Food Security Advisory

Committee adopt the minutes of the April 3, 2014 meeting.

Carried

B. DELEGATIONS**C. OUTSTANDING BUSINESS****D. NEW BUSINESS**

- Development Permit Application (Campbell Heights)**
18699 24 Avenue
File No.: 7913-0169-00

Melissa Johnson, Planner, was in attendance to review the memo from R. Hintsche, Current Planning Manager - South, dated April 9, 2014, regarding the above subject line. Comments were as follows:

- The applicant is proposing a development permit for a light industrial building on the north portion of the site, CD zoned.
- Neither Policy O-23 nor Policy O-51 is applicable to this proposal.
- The proposed development complies with both the OCP and Campbell Heights LAP land use designations.

The Committee agreed this application is a good example of creating a sufficient buffer and wildlife corridor, by increasing tree retention on the property.

It was Moved by M. Bose
Seconded by B. Stewart
That the Agriculture and Food Security Advisory
Committee recommend to the G.M. Planning and Development, that Application
No. 7913-0169-00 be supported based on the existing OCP Development Permit Area
Guidelines and NCP policies.

Carried

S. VanKeulen joined the meeting at 9:08 a.m.

2. **Proposed ALR Exclusion**
5228 King George Boulevard
File No.: 7914-0073-00

Keith Broersma, Planner, was in attendance to review the memo from R. Hintsche, Current Planning Manager - South, dated April 22, 2014, regarding the above subject line. Comments were as follows:

- This proposed ALR exclusion is for the purposes of creating an industrial park on the site.
- A large part of the 23 acre site is in the floodplain and is currently a driving range and par 3 golf course, zoned CPG.
- The applicant indicates that increased train traffic adjacent to the site blocks access to the site, making the driving range non-viable. The owner expressed concern regarding the productivity of his golf course business due to this access issue.
- The applicant proposes to improve access to the site by constructing direct access to King George Boulevard and by creating a northerly Colebrook Road that would provide access to 152 Street.
- The P. Ag report indicates various soil capability estimates on the site range from Class 2-5; poor drainage is a major limitation.

The Committee commented as follows:

- If access is granted on King George Boulevard on the east and west side, the applicant will not require access from Colebrook Road going north.
- Historically, access to King George Boulevard has not been supported.
- This application is not in compliance with Policy O-51. With respect to property access it is suggested this application should be referred to and reviewed by the City's Transportation Department.

It was Moved by M. Bose
Seconded by P. Harrison
That the Agriculture and Food Security Advisory
Committee recommend to the G.M Planning and Development, that Application No.
7914-0073-00 not be supported as it does not provide any agricultural compensation or
comply with Policy O-51.

Carried

E. ITEMS REFERRED BY COUNCIL

F. CORRESPONDENCE

1. Grant Rice
File No.: 7913-0240

The correspondence, from Grant Rice, regarding Development Variance Permit 7913-0240-000, was reviewed.

It was Moved by M. Bose
Seconded P. Harrison
That the Agriculture and Food Security
Advisory Committee receive the letter from Grant Rice, as information.

Carried

G. INFORMATION ITEMS

1. Environmental Sustainability Advisory Committee (ESAC) Update

An update from the ESAC meeting of April 23, 2014 was provided as follows:

- A delegation from Kinder Morgan provided a presentation on the Trans Mountain Pipeline (TMPL) and Trans Mountain Proposed Expansion Project. Some highlights from their presentation were as follows:
 - Routing of the proposed expansion will remain along the existing TMPL right-of-way but may diverge from an area where land-use has changed significantly.
 - It is intended to work with municipalities, utility companies and other stakeholders, to route the expansion on previously developed land and transportation corridors as much as possible.
 - There is no impact on the ALR because of where it is located. As a result of this project, tanker traffic will increase from 5 to 34 tanks per month.
 - The pipeline will effectively triple the capacity (referred to as "twinning"). The Expansion Project components include a twinned pipeline system from Edmonton to Burnaby, 20 new storage tanks and a new dock complex at Westridge Marine Terminal, which amounts to 987 km of new pipeline. The existing 24" pipe will be replaced with new 30" pipe.

- The Manager, Trees and Landscape and a Bylaw Enforcement Officer were in attendance to discuss the current Tree Bylaw, the fine structure and enforcement of fines. It was noted that the most effective plan of action for the City to take is to not allow permits on an individual's property if fines are not paid.
- J. Arason, Manager, Utilities, provided an update on the Sustainability Charter and Biodiversity Strategy, highlighting the City's own corporate values, ensuring that the initiatives that the City has, actually promote sustainability. As staff develop the criteria and meet set core values, it will return to ESAC for comment. [AFSAC noted they would also like the opportunity to review before this is forwarded to Council.]

2. Water License Meeting, April 29, 2014 - Update

K. Zimmerman, Ministry of Agriculture, provided an update on the water license meeting that took place between the Ministry of Forests, Lands and Natural Resource Operations, City staff and AFSAC members on April 29, 2014. Comments were as follows:

- R. Rosenboom, Section Head - Water Allocations, South Coast Region, BC Ministry of Forests, Lands and Natural Resource Operations, was pleased that there was City staff, farmers and Ministry representatives at the meeting, to start the necessary dialogue before the legislation changes, noting that more dialogue on this issue will be required.
- At the February Committee meeting, C. Baron, Drainage and Environment Manager, gave a brief presentation on the issues the City faces as they begin to take over dyke management (illegal access to dykes, etc.). On the Serpentine River alone, the City confirmed they found 50-70 illegal water usages.
- If all the arable land in Surrey is irrigated, using the 2013 climate and using good water, it was estimated that 25 million m³ would be required (this includes lands from within the ALR and lands that have cultivation and agriculture potential; parks and golf courses were not counted in this investigation).
- Between the agriculture lands and what the City of Surrey holds, only 8 million m³ is available. With only 8 million m³, it is clear there is a deficiency on irrigation demand and water licenses that are available.
- The Ministry has not added any new water licenses nor are they accepting any new license applications at this time.

The Committee commented as follows:

- This is a significant economic development issue that directly impacts blueberry farmers that need to dig lakes to properly irrigate their crops. Technically a water license is still required for this because the water needs to be directed toward the river. The river only has so much water available.
- There is a huge long term need to expand water availability in the City if agriculture is to expand (includes crops and livestock).

- Potentially useful to look at this multi-stakeholder group to try and get a sense of what can be done. If anyone is not using their water, in effect they could put their allocation back into the "pool" and could free up some water for people wanting water licenses and currently putting forward applications.
- While pumping water out of the Fraser River into the upper regions of the Serpentine River, as indicated in a 2005 Golder Associates Report*, is seen as the most feasible option, it is not the most affordable. The pumping and piping alone would be \$21 million. In addition to the cost, the water would also need to be treated (to prevent diseases to fisheries, and meet environmental standards, etc.).
- When this process was looked at in 2005, the cost was \$50 million. Options should be looked at for funding (e.g. farmers could pay a drainage levy which would be an annual fee for improving access to water).
 - *[Report referenced: Nicomekl - Serpentine Water Supply and Quality Assessment by Golder Associates, December 2, 2005.]
- Collective sharing and brainstorming is the key to understanding this problem and finding solutions.
- If the integrity of Surrey's farm and agriculture lands are to be maintained and protected, resources are required. This issue may not have visible impact for the present, but 50 years down the road there is potential for it to be a massive problem.
- Most of the City's plans encourage the recharge of groundwater. It will be important to review the numbers including how the information was calculated and what crops were assumed. As some crops are more water-intensive than others, the choice of crops for a particular area may have to be reassessed.
- When further discussion happens regarding water licenses, it will be important to know exactly how much water needs to be in the river, based on environmental standards, before any major changes are made.
- The Committee would like to further engage with this through a workshop discussion in June, and should include economic development staff.

3. Flavours of Surrey 2014 - Update

Staff provided an update on the upcoming Flavours of Surrey event, taking place in conjunction with the Fusion Festival. Comments were as follows:

- Staff are moving forward and finding vendors and organizing for this year's event. P. Harrison is in the process of finding volunteers.
- The event will be held July 19 - 20, 2014 as part of Fusion Festival at Holland Park.

It was suggested that the City investigate the opportunity to proclaim an official "Farmer Day" (or "Agriculture Day") as this would go a long way in leading up to future Flavours of Surrey events. Discussion with the BC Dairy Foundation and the BC Agriculture Council to proclaim a "Farmer Day" was recommended.

H. INTEGRITY OF THE AGRICULTURE LAND

Last year the City sent out letters to all agriculture land owners regarding illegal truck parking, requesting their assistance by reporting any illegal behavior in this regard. The City has largely been successful in managing the illegal truck parking issue. It was noted that the bylaw officers are doing a good job of continuing to enforce this, though it still remains an issue.

I. OTHER BUSINESS.

1. Sylvia Grace Borda, Canadian Artist

M. Bose provided information regarding an email he received from Canadian artist, Sylvia Grace Borda. Comments were as follows:

- S. Borda is a Research Associate at Emily Carr University of Art and Design, Vancouver, and guest lectures at the University of Stirling, Scotland. She recently completed a project called "Aerial Fields" which was promoted at Surrey Urban Screen, presenting a series of sweeping panoramas and diptych video vignettes focusing on agricultural activities. S. Borda was asked to go to Finland, receiving great feedback from the project she completed in Surrey, and Finland's Ministry of Agriculture would like her to do a similar project in Finland.
- While in Finland, S. Borda connected with Meri Ojanen, who is the Young Farmers Directorate and Ombudsman for Finland's largest farming union, MTK. The union represents over 90% of Finnish farmers, and M. Ojanen's portfolio covers the entire nation.
- M. Ojanen received funding to come to BC in order to shadow researchers at the BC Ministry of Agriculture, as well as shadow various civic agri-councils or related groups. She is very interested in visiting Surrey to learn more directly from dialogue and visits with Surrey agricultural committees, independent farms and other agri-stakeholders about the ALC, community supported agriculture, intensive farming, and the success/stresses of local farming in the regional area.
- It was suggested that M. Ojanen be invited to the July 3rd meeting of the Committee, to provide a brief overview of her work. An update will be provided at the next meeting.

2. K. Zimmerman, Ministry of Agriculture

K. Zimmerman announced her decision to retire from the Ministry of Agriculture effective May 30, 2014. It was reported that at this time, a replacement for Ms. Zimmerman's position has not been determined. The Committee was advised that funding may not be available to provide a Ministry representative going forward, and that notification of any changes will be provided in due course. The Committee expressed their sincere appreciation for the dedicated support and advice given over the years, and extended their very best wishes to Ms. Zimmerman.

J. NEXT MEETING

The next meeting of the Agriculture and Food Security Advisory Committee will be held on Thursday, June 5, 2014, in City Hall, 2E - Community Room A, 13450 - 104 Avenue.

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 10:02 a.m.



Jane Sullivan, City Clerk



Councillor Linda Heppner, Chairperson
Agriculture and Food Security Advisory Committee