

# Agriculture and Food Security Advisory Committee Minutes

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**Present:**

Councillor Hepner - Chair  
M. Bose - Vice-Chair  
P. Harrison  
D. Arnold  
K. Thiara

**Guests:**

I. Parnell, Environment Canada  
N. Sekhon, BC Farm & Ranch  
G. Rice

**Environmental Advisory  
Committee Representative:**

B. Stewart

**Regrets:**

B. Sandhu  
M. Hilmer  
S. Van Keulen  
J. Sandhar

**Agency Representative:**

O. Schmidt, Ministry of Agriculture

**Staff Present:**

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

**Youth Representatives:**

J. Gosal  
S. Malhotra

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Before the start of the meeting, the Chair announced the introduction S. Malhotra, a Council-appointed Youth Representative to the Agriculture and Food Security Advisory Committee. J. Gosal was previously introduced at the June 5, 2014 AFSAC meeting. It was noted that Youth Representatives are *non-voting members* of the AFSAC.

**A. ADOPTION OF MINUTES**

It was

Moved by M. Bose  
Seconded by K. Thiara  
That the Agriculture and Food Security  
Advisory Committee adopt the minutes of the June 5, 2014 meeting.  
Carried

**B. DELEGATIONS**

**1. Recovery Strategy for the Pacific Water Shrew - Public Comments**  
File No.: 5280-01

I. Parnell, Environment Canada (Canadian Wildlife Service) and S. Godwin, Environmental Coordinator, were in attendance to update the Committee on a 60-day public comment period for the proposed "Recovery Strategy for the Pacific Water Shrew in Canada" to be included on the Species at Risk Public Registry by Environment Canada.

A copy of the proposed Strategy (released on June 9, 2014) is available at the Species at Risk Public Registry website:  
[http://www.registrelepararegistry.gc.ca/document/default\\_e.cfm?documentID=1289](http://www.registrelepararegistry.gc.ca/document/default_e.cfm?documentID=1289).

Comments were as follows:

- The Species at Risk Act (SARA) applies to all lands and waters in Canada; how it applies depends on land tenure. Within B.C., it is coordinated through an

agreement called the Canada-British Columbia Agreement on Species at Risk, an umbrella document which outlines all aquatic species at risk and migratory birds, as well as protection of those species on territories and federal lands (including national defence and national research lands).

- Provincial and local governments can provide protection for species at risk through existing tools such as the Water Act, the Wildlife Act, bylaws, zoning and permitting.
- There are two (2) types of critical habitat protection:
  1. *Legal Protection*: term used to describe the type of protection required when the critical habitat is located on *federal land*.
  2. *Effective Protection*: used to describe the type of protection required when the critical habitat is located on *non-federal land*.
- Assessing "effective protection" is critical. The destruction of a critical habitat is permanent or temporary degradation of any part of the habitat such that it would not serve its function when the species needs it; destruction could also be the result of a single action or multiple actions over time (cumulative effects, e.g. clearing land). If functionality is retained, both threats and partial degradation would not be considered destruction of the critical habitat.
- Critical habitats are identified primarily by geographic area and biophysical attributes. When a species is listed as endangered, Environment Canada has one (1) year to accumulate data based on the best available information.
- The Pacific Water Shrew (PWS) is currently out for public review and Environment Canada is looking for feedback and additional biology facts about the species that has not already been captured. The 60-day comment period ends August 8, 2014. It was noted that the PWS should be considered as a listed species at risk, even though the review is underway. Effective management and how it affects land owners is currently the largest issue.
- 23 sites that initially implicate more than 300 private landowners have been identified.
- The delegation encouraged the Committee to make specific comments on the Species at Risk Public Registry or to contact Environment Canada directly.

The Committee commented as follows:

- Concern was expressed with regard to the lack of compensation regulations in place for farmers providing a service to protect the environment.
- It was noted that in view of the species listed as "endangered", the viability and integrity of Surrey's agriculture land may be called into question. Much of Surrey's agriculture land is at or below sea level. With the ever-increasing amount of endangered species and critical habitats in these agricultural areas, it will become more difficult to farm.
- Effective management protection measures must be taken as the impact on agriculture will be substantial. It will be important to ensure that effective management practices still allow agriculture to thrive.
- The government will require significant resources and manpower to address this list of endangered species and have those required recovery conversations with local governments and private landowners.

The delegation noted that it is impossible to say at this time what large-scale protection will look like, but that protection will come down to case-by-case analysis and looking at specific critical habitat sites and identifying what can be done to effectively protect and manage the endangered species. There are opportunities to work closely with Environment Canada with conservation agreements.

**C. OUTSTANDING BUSINESS**

**D. NEW BUSINESS**

**1. Proposed Rezoning, Subdivision, Transportation Use, and Road Network Concept Plan**

**6629 - 176 Street and 6661 - 176 Street**

File No.: 7914-0078-00; 7914-0079-00; 6880-56

S. Long, Planner, was in attendance to review the memo from J. Robertson, Manager, Area Planning and Development - North Division, dated June 19, 2014, regarding the above subject line.

The following was noted:

- The Applicants are proposing a north-south transportation corridor (new proposed road), and subdividing the property into two (2) lots (Agricultural and Industrial). An application to the Agricultural Land Commission (ALC) for dedication and construction of a new 17-metre wide road dedicated half-way along the Agriculture Land Reserve (ALR)/Industrial boundary. The majority of the lot area of each property is located within the ALR.
- The Applicants have applied to rezone the eastern portion of each lot to business park zone, and keep the agriculture parcels zoned A-1, with intent to subdivide along the ALR boundary.
- The Subdivision of the A-1 Lots within the ALR would require a variance, as they are smaller than the minimum lot size of 4 hectares currently prescribed in the A-1 Zone.
- Access to the road would be from 66A Avenue and would continue down to the ALR boundary; a new north-south road would be constructed and would ultimately connect from 68A Avenue south to 64 Avenue.
- The minimum road width requirements for a through-local road for both Agricultural and Industrial-zoned land is 20-metres, however, to reduce the impact of the road dedication on both parcels, staff developed a modified Agricultural-Industrial road width and cross section of 17-metres.
- Staff are currently in discussion with the Applicants regarding the width or cross-section of the 17-metre road, but have not come to any agreement. The Applicants are requesting to reduce the cross-section of the road width and believe the road could be accommodated entirely on the industrial/business park portion of site if it was slightly narrower.

- It is reasonable that this reduced road dedication be shared equally between the Agricultural and Industrial-designated lands.

The Committee commented as follows:

- The Committee discussed the site plan and if there was sufficient space to accommodate a 7.5-metre landscape buffer on the Industrial Portion of the Lot.
- Discussion ensued with regard to the amount of developable area that would remain on the business park site and whether the Industrial-zoned lot would be better served if the entire road was built on the Agriculture-designated parcel. It was noted that any road proposed in the ALR would require an application referral to the ALC. The road would stay however as part of the ALR (Application for Transportation Use).
- It was noted that the Applicant did not request for the new roadway to be on the ALR-side, but for the road to be evenly split between the Agriculture and Industrial-designated zones.

It was

Moved by D. Arnold

Seconded by P. Harrison

That the Agriculture and Food Security Advisory Committee recommend to the G.M. of Planning and Development and the G.M. of Engineering that the Road Network Concept Plan illustrating the future road be designed to show 175A Street on the Industrial-designated side of the lot only, so that no portion of the future road be placed on the Agricultural Land Reserve (ALR), in order to prevent reduction of ALR lands.

Carried

## 2. Proposed Telecommunication Monopole

15176 48 Avenue

File No.: 7914-0016-00; 6880-01

D. Sturgeon, Planner, was in attendance to review the memo from R. Hintsche, Current Planning Manager - South, dated June 20, 2014, regarding the above subject line.

Comments were as follows:

- The Applicant wishes to install a 30-metre "flush-mount" telecommunications monopole tower in the southwest corner of the property. The property is zoned A-1 and is within the ALR.
- Approximately 50% of the site is used for agriculture and the remaining portion contains a large residence, a storage facility/warehouse and open paved/gravel areas.
- Standard Land Company, on behalf of TELUS, has submitted this application in order to increase the permitted height of a free-standing monopole telecommunication tower from 12-metres to 30-metres. According to zoning and bylaw permits, the installation of free-standing telecommunication towers in any zone, are allowed up to a maximum of 12-metres.

- Public consultation was sought (according to City Policy 0-49) and to-date, no comments have been received by surrounding land or property owners.

The Committee expressed concern with the location of the telecommunication gaps and the rationale behind why TELUS would need to put up a monopole in this area. Discussion ensued with regard to aesthetically pleasing telecommunication monopoles that have been erected in other cities.

It was

Moved by M. Bose

Seconded by P. Harrison

That the Agriculture and Food Security

Advisory Committee recommend to the G.M. of Planning and Development, that the height variance for the proposed Telecommunication Tower Pole be supported, but with the condition that the Cellular Tower Poles be designed to be more aesthetically attractive, in order to reduce visual pollution and limit any unsightly or adverse change to rural landscape.

Carried

#### E. ITEMS REFERRED BY COUNCIL

#### F. CORRESPONDENCE

#### G. INFORMATION ITEMS

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

An update from the ESAC meeting of June 11, 2014 was provided as follows:

- Received a delegation presentation from PipeUp, a group of concerned citizens regarding the proposed Kinder Morgan Pipeline Project. After an oil spill occurred in Sumas (2012), PipeUp became involved with Kinder Morgan. PipeUp would like Surrey to be more vocal in its opposition (similar to Vancouver and Burnaby), and raise more discussions and awareness about spill risks, affects, and climate change. PipeUp will provide a list of questions, which will be added to the City's questions for the second round of comments in the National Energy Board (NEB) Hearings on the project.
- A staff presentation on the Green Surrey initiative was received by the ESAC (it was noted that the same presentation was also made to the AFSAC on June 5, 2014).

##### 2. Flavours of Surrey 2014 - Update

File No.: 8200-20

Staff provided an update on the upcoming Flavours of Surrey event being held on July 19-20, 2014 at Holland Park. Planning is well underway; more volunteers are needed for this event. Select market vendors are currently being finalized.

3. **Food System Design Project Workshop, June 27, 2014 - Institute for Sustainable Food Systems**

Staff provided an update on the Food System Design Project workshop that took place on June 27, 2014.

**H. INTEGRITY OF THE AGRICULTURE LAND**

- (Location provided to staff) - The lot next door to the subject property has a number of trailers parked. An old photograph was provided and the Committee requested that the status of this parcel of land should be verified.
- (Location provided to staff) - A number of large semi-trailers parked at this site, including a large brand new house located on the property.
- (Location provided to staff) - There is a market with a number of vendors and local businesses operating at this site. The Committee expressed concern with these activities occurring on agricultural land; a Bylaws Enforcement Division update on this site was requested.

**I. OTHER BUSINESS**

1. **Update on July 24, 2014 Special AFSAC Presentation**  
File No.: 0330-20

M. Bose, Vice-Chair, provided the Committee with an update with regard to M. Ojanen's presentation on July 24, 2014. Invitations were sent to both the Langley and Delta agriculture committees, and staff will also extend an invitation to Metro - Vancouver and BC Young Farmers. The Committee requested that the event be videotaped (noted that a Notice of Filming will need to be put up at the event). The meeting will be emceed by M. Bose, followed by the presentation and question and answer period.

**J. NEXT MEETING**

The next meeting of the Agriculture and Food Security Advisory Committee will be held on **Thursday, September 4, 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.

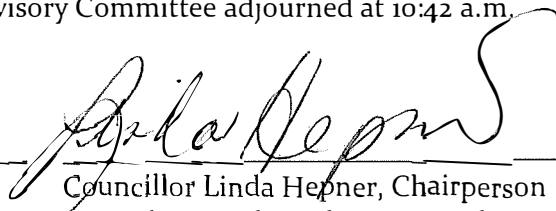
Carried

The Agriculture and Food Security Advisory Committee adjourned at 10:42 a.m.



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Jane Sullivan, City Clerk



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Councillor Linda Hepner, Chairperson  
Agriculture and Food Security Advisory  
Committee