

# *Agriculture and Food Security Advisory Committee Minutes*

**Present:**

Councillor Hepner - Chair  
M. Bose - Vice-Chair  
P. Harrison  
D. Arnold  
K. Thiara  
S. Van Keulen  
J. Sandhar

**Environmental Advisory  
Committee Representative:**

B. Stewart

**Regrets:**

B. Sandhu  
M. Hilmer  
O. Schmidt, Ministry of Agriculture

**Guests:**

N. Sekhon, BC Farm & Ranch

**Staff Present:**

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

**Youth Representatives:**

J. Gosal  
S. Malhotra

**A. ADOPTION OF MINUTES**

It was Moved by M. Bose  
Seconded by P. Harrison  
That the Agriculture and Food Security  
Advisory Committee adopt the minutes of the July 3, 2014 meeting.  
Carried

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

- Proposed Rezoning Application to "Cemetery Zone (PC)"  
19082 - 16 Avenue**  
File Nos.: 7913-0288-00; 6880-56

L. Moraes, Associate Planner, was in attendance to provide an overview of Proposed Rezoning Application to "Cemetery Zone (PC)", 19082 - 16 Avenue. The following was noted:

- The Applicant is proposing to rezone the property from "General Agriculture Zone (A-1)" to "Cemetery Zone (PC)". The property was formerly occupied by the Huckleberry Farm and Nursery, which is no longer operational.
- The existing residence will be repurposed to accommodate an office, and reception and indoor gathering space. The existing shed will be used for cemetery maintenance and operations. All other buildings including the greenhouses will be removed. Soil stability and water quality reports are currently being conducted.

- Anticipated services offered include green burials (more biodegradable, no coffin), columbaria (no cremation), and traditional and non-traditional services.
- The PC Zone requires at least 3 metres (10 ft.) of screen planting along all property lines.

J. Gosal joined the meeting at 9:07 a.m.

The Committee commented as follows:

- Once the plots in the cemetery are sold out, the cemetery becomes a public space (without a crematorium it is not an operating business).
- In response to a question from the Committee regarding future city maintenance of the Private Cemetery when sold out, it was identified that an in perpetuity fund is put in place, that carries on to cover the costs of maintaining the property so that the maintenance does not fall to the City.
- If this site is to be developed and rezoned to a Cemetery Use, and the future cemetery maintenance becomes part of the existing City-owned property, it will be important to ensure it looks contiguous with the existing cemetery site, so there is access available for any future maintenance.

It was

Moved by M. Bose

Seconded by B. Stewart

That the Agriculture and Food Security Advisory Committee recommend to the G.M. of Planning and Development that Application No. 7913-0288-00 be supported, as the proposed cemetery use is permitted under the existing Agricultural designation in the Official Community Plan (OCP), and the lands are located outside of the Agricultural Land Reserve (ALR); with a condition that if the site is to be rezoned, that the new cemetery provide future opportunities for access/maintenance connections with the existing City-owned cemetery site.

Carried

S. Van Keulen joined the meeting at 9:15 a.m.

2. **Proposed OCP Amendment Application (Hazelmere)**  
**18115/18253 - 0 Avenue**  
 File Nos.: 7914-021300; 6635-01

K. Broersma, Planner, was in attendance to provide an overview of a Proposed OCP Amendment Application (Hazelmere). The following comments were made:

- The Applicant is proposing an OCP Amendment application from "Agricultural" to "Suburban" to allow for rezoning and subdivision from three (3) lots into 136 lots. The Applicant is not proposing any changes to the ALR portion of the site.
- Staff is recommending to Council as a "Denial" application, as the proposed subdivision does not fully comply with City Policy O-23 and the proposed development does not comply with the OCP.

The Committee commented as follows:

- Concern was expressed regarding development of this kind of density in this area. The subdivision that is proposed does not fall into the category of being beside agriculture land.
- It has been identified in the past that formalizing the edge of the ALR needs to be discussed further with the Province as the ALR Boundary line cuts through the middle of properties and does not follow any specific geographic reference.
- It was noted that for any future land use changes to occur in this area, as proposed, there would first be a required Major Type 1 Amendment to the Regional Growth Strategy, requiring an affirmative 50% + 1 weighted vote of the Metro Vancouver Board and acceptance by all affected local governments. This approval would not be supported by this Committee as there is not benefit to Agriculture.
- Agreement was unanimous that there are significant servicing issues with this application, and the application does not comply with the OCP policies for Agricultural and Food Security, Land Use provisions for Density consideration within 200 m of the ALR Boundary, and is located outside both the Urban Containment Boundary and outside any Secondary Land Use Plan Area.

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 Application No. 7914-0213-00 not be supported, as the lands are located in an Agricultural Designated area which is not intended for urban development, but for supportive agriculture and complementary land uses and to ensure the continued designation and use of agricultural land for agricultural purposes regardless of soil types and capabilities and the continued use of Surrey farmland outside of the Agricultural Land Reserve (ALR) for agricultural purposes in accordance with the Official Community Plan (OCP).

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 July 23, 2014 was provided as follows:

- T. Capuccinello, Assistant City Solicitor and T. Uhrich, Planning, Research and Design Manager, presented on the proposed Kinder Morgan (KM) pipeline project. As part of minimizing negative impacts, staff is exploring an option so that the pipeline occupies the South Fraser Perimeter Road (SFPR) Corridor, the CN Rail Corridor and the Golden Ears Connector Corridor as much as possible, thereby reducing intrusion into Surrey Bend Regional Park and City Parks. Due to public safety concerns, the Province is not keen on having the

pipeline in the SFPR. In summary, the City wishes to ensure that the Project must be conducted in the most environmentally sustainable way possible with limited impact to Surrey.

- The ESAC will be revisiting the issue of tree preservation as Surrey's tree policy needs to be reviewed. The topic was brought before Council on July 21, 2014 where Council requested that the bylaws be reviewed, and a Corporate Report with recommended amendments be presented to Council in the fall.
- S. Godwin, Environmental Coordinator, briefed the Committee on the Pacific Water Shrew issue, and the development of a riparian area bylaw. AFSAC will be consulted as this bylaw progresses.

2. **Agricultural Land Commission (ALC) Act Consultation - Agricultural Land Reserve (ALR) Use, Subdivision and Procedure Regulation Changes Memo**  
File No.: 6520-20 (AFSAC)

Staff provided an update on the ALC Act Consultation - ALR Use, Subdivision and Procedure Regulation Changes memo. The following was noted:

- Staff responses to each of the 11 possible policy changes to the ALR regulations are provided within the discussion portion of the memo, with comments based on existing City of Surrey policy, plans and strategy objectives.
- Changes outlined include ALR Zones, regions, regional panels, decision-making processes and governance.
- The timing of these changes proves challenging as it only provides local governments and agricultural committees one (1) month of comment period; many local governments have asked for an extension. Staff will write a letter to the Province requesting an extension of the consultation period in order to provide official comment on the proposed changes to the ALR Regulation.

The Committee commended staff on the layout of this document as it was easy to understand the City's position, clear and concise. The outlined City's comments captured the intent of the Committee. Several of the 11 survey questions related to potential ALR Regulation changes will potentially affect City of Surrey ALR lands.

It was Moved by P. Harrison  
Seconded by J. Sandhar  
That the Agriculture and Food Security  
Advisory Committee receive as information, the Agricultural Land Commission  
(ALC) Consultation - Agricultural Land Reserve (ALR) Use, Subdivision and  
Procedure Regulation Changes memo, dated July 28, 2014.

Carried

3. **Backyard Chicken Pilot Project - One Year Extension Memo**  
File No.: 6520-20 (AFSAC)

Staff provided an update on the Backyard Chicken Pilot Project - One Year Extension memo, dated August 25, 2014. The following comments were made:

- As of August 2014, City records indicate that there are 15 registered properties in the Backyard Chicken Pilot Program.
- At the June 5, 2014 AFSAC meeting, the Committee recommended that the minimum lot size to participate in the Pilot be reduced from 10,000 sq. ft. to 7,200 sq. ft. At this time, the Pilot will approve anything between 10,000 sq. ft. and 7,200 sq. ft., but will examine a smaller lot on its merits, including any bylaw infractions.
- Staff will extend the Pilot for an additional one (1) year period (until October 31, 2015) and will provide Council with a further update at that time.
- There are standard of care guidelines for animals that are part of the Pilot. As a result of a complaint being made about a particular applicant or site, a site visit would be conducted, followed by outlining the guideline standards, with time allowed for the applicant to comply with the guidelines.
- In response to a question from the Committee, if an applicant discovers a rodent problem stemming from the backyard chickens, the City will assess this and at any point, the City may discontinue the applicant from the Pilot if they no longer comply with the guidelines.

It was Moved by M. Bose  
 Seconded by B. Stewart  
 That the Agriculture and Food Security  
 Advisory Committee receive as information, the Backyard Chicken Pilot Project -  
 One Year Extension memo, dated August 25, 2014.

Carried

**4. Farmers Appreciation Day at Surrey Urban Farmers Market on  
 September 10 2014**

File No.: 0250-20

Councillor Hepner and M. Bose provided information regarding the upcoming Farmers Appreciation Day event at Surrey Urban Farmers Market (SUFM) at the City Hall Plaza from 12:00 - 5:00 p.m., on September 10, 2014. SUFM is requesting that the Committee participate and have a visible presence this year, and plan for larger involvement in the 2015 Farmers Appreciation Day. September 8 - 15, 2014 is Farmers Appreciation week in British Columbia, and the SUFM desires to create an annual event to celebrate and promote agricultural issues and causes.

It was Moved by B. Stewart  
 Seconded by D. Arnold  
 That the Agriculture and Food Security  
 Advisory Committee receive as information, the letter from Nicole Ensing, Surrey  
 Urban Farmers Market (SUFM) Secretary, SUFM, dated August 21, 2014, regarding  
 the upcoming Farmers Appreciation Day.

Carried

Kultar Thiara left the meeting at 9:44 a.m.

## H. INTEGRITY OF THE AGRICULTURE LAND

- (Location provided to staff) - Enforcement of illegal truck park sites that have been turned down by the ALC; it appears that the trucks are still at the site and it has not been reclaimed. The Committee is requesting more information from Bylaws on this issue.
- (Location provided to staff) - Truck parking and storage is occurring on weekends; this issue was raised earlier in 2014 and the Committee would like information as to the status of this site.

## I. OTHER BUSINESS

### 1. Verbal Updates

Comments were as follows:

- **Flavours of Surrey / Fusion Festival 2014** - Recognition and sincere appreciation was extended by the Committee to staff members C. Stewart and M. Kischnick, for all of the initial work leading up to the event and hard work that continued to make the event a success.
- **P. Harrison, Storage Container** - P. Harrison received a letter from a community member requesting to store a 10' x 20' metal container on his farmland, for \$50/month. The owner has one (1) container and is looking for a location in Surrey.
- **M. Ojanen Presentation, July 24, 2014** - M. Bose wished to commend staff for putting together a successful presentation and lecture with M. Ojanen on July 24, 2014. There was a good turnout from various agriculture committees and farmers, providing some interesting information on farming and the work she has accomplished in Finland. Staff noted that there was a technical difficulty with the audio on the video recording.

## J. NEXT MEETING

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

K. ADJOURNMENT

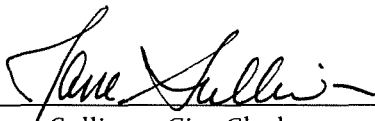
It was

Moved by S. Van Keulen  
Seconded by P. Harrison  
That the Agriculture and Food Security

Advisory Committee do now adjourn.

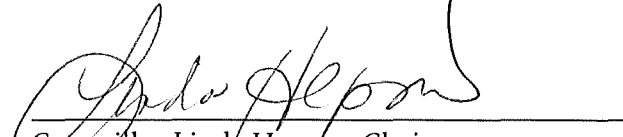
Carried

The Agriculture and Food Security Advisory Committee adjourned at 10:01 a.m.



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Jane Sullivan, City Clerk



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Councillor Linda Hepner, Chairperson  
Agriculture and Food Security Advisory  
Committee