

Agriculture and Food Security Advisory Committee Minutes

2E - Community Room A
City Hall
13450 - 104 Avenue
Surrey, B.C.
THURSDAY, JANUARY 15, 2015
Time: 9:00 a.m.
File: 0540-20

Present:

Councillor M. Starchuk - Chair
M. Bose - Vice-Chair
K. Thiara
B. Sandhu
M. Hilmer
D. Arnold
S. Van Keulen

Regrets:

P. Harrison
S. Malhotra
J. Sandhar
M. Kischnick

Ministry of Agriculture Representative:

D. Geesing, Ministry of Agriculture

Guests:

N. Ensing
H. De Jong, Applicant
L. De Jong, Applicant

Youth Representatives:

J. Gosal

Staff Present:

C. Stewart, Planning & Development
R. Dubé, Engineering
C. Craig, Legislative Services
E. MacGregor, Planning & Development
J. Denney, Planning & Development

INTRODUCTIONS

Introduction and welcome of Dieter Geesing, the new Regional Agrologist from the Ministry of Agriculture, to the Agriculture and Food Security Advisory Committee.

As the new Chair of the Agriculture and Food Security Advisory Committee, Councillor Starchuk requested roundtable introductions.

The Committee noted that the AFSAC has been running for over twenty years. The support of Council and the hard work of City staff have contributed to the success and longevity of this Committee. The Committee thanked Council for the role they play in effectively contributing to the importance of agriculture land in Surrey, and hope to have the same support over the coming years.

A. ADOPTION OF MINUTES

It was

Moved by M. Bose
Seconded by M. Hilmer
That the Agriculture and Food Security

Advisory Committee adopt the minutes of the December 4, 2014 meeting.

Carried

S. Van Keulen joined the meeting at 9:12 a.m.

B. DELEGATIONS

C. OUTSTANDING BUSINESS

D. NEW BUSINESS**1. Requested Variances to the Farm Residential Footprint
8188 - 188 Street
File No.: 7914-0318-00; 6880-75**

Jeff Denney, Planner, was in attendance before the Committee to review the memo from Ron Gill, Acting Current Planning Manager - North, dated December 10 2014, regarding the above subject line. The following comments were made:

- The Applicant is proposing to construct a new single family dwelling, located immediately in front (west) of the existing dwelling. The Applicant is requesting to increase the maximum setback of the A-1 Zone from 50 metres to 190 metres, increase the maximum depth of the farm residential footprint of the A-1 Zone from 60 metres to 230 metres, increase the maximum size of the farm residential footprint from approximately 2,000 sq. m. to approximately 2,750 sq. m., and reduce the minimum south side yard setback.
- The property is located in the ALR and is actively farmed.
- The Applicant does not wish to construct the new dwelling in the rear yard of the existing home, as it would be too close to their farm shop (eastern most structure on the property). Relocating the house could potentially push 20 ft. further into viable agriculture land.
- Inclusive of the existing home's footprint, driveway and yard areas, but exclusive of the septic tank area, the existing size of the farm residential footprint is approximately 2,150 sq. m.

The Committee noted the following:

- The proposed front yard area will encroach into the existing farmland in order to accommodate a septic tank. A question was raised if there are options for the septic field to be at the rear of the current house, so that it would not encroach on the agricultural land. It was noted that the current house should be removed; concern was raised with regard to the mechanisms put in place to ensure this happens.
- Concern was expressed that further erosion of productive ALR land would occur; unsure that it would be possible to reclaim the space for viable agriculture land.
- As this is the base of the farming operations, the equipment for the entire operations is stored at this site.

It was

Moved by S. Van Keulen

Seconded by D. Arnold

That the Agriculture and Food Security

Advisory Committee recommend to the G.M. of Planning and Development that Application 7914-0318-00 be approved with consideration for the septic field being placed to the rear of the house, rather than the front yard, to reduce the amount of encroachment into the active farmland area.

Carried

Before the next application was discussed, M. Bose declared a conflict of interest and therefore did not participate in the general discussion and refrained from voting on this Application.

2. **Application for Road Opening of 160 Street North of 64 Avenue
6783 / 6907 160 Street**
File No.: 5400-80

A representative from the Engineering Department was in attendance before the Committee to provide an overview of the proposed Road Opening application. The following was noted:

- The Applicant would like to provide legal road frontage to their properties through a Transportation, Utility and Recreational Uses in the ALR application to the ALC in order to construct residences on the subject properties. The road will be a 6 metre-wide paved road with appropriate ditching. The Applicant is proposing to pay for the cost of the road paving.
- The proposed road opening will provide access to approximately 21.6 ha of ALR lands to the west of 160 Street.
- The road is currently graveled and has been used by local farmers and the Northview Golf Course staff to gain access to the fronting properties.

The Committee made the following comments:

- Discussion ensued with regard to access to the other properties. All other properties which could have access to this portion of 60 Street also have access from surrounding opened roads. Paving the road will not change the type of machinery using the road.
- Once paved, it would become a municipal road (open to the public). The Committee expressed concern with regard to public access and gating the road so dumping was not an issue. Staff would like to see the road remain un-gated until issues arise (dumping, maintenance, etc.), at which point the City could reinstall the gate. Currently, Northview Golf Course and the farmers have a key to the gate.
- From an agricultural perspective there is no reason to recommend denial for this Application. There will not be a significant loss of land or impact to the surrounding farm areas, in the widening of the road. Overall, it improves the reliability of the farming operation.

It was

Moved by M. Hilmer

Seconded by B. Sandhu

That the Agriculture and Food Security

Advisory Committee recommend to the G.M. of Planning and Development that the road be paved and that additional signage prohibiting illegal dumping and warning of no trespassing on the private dyke be erected in the appropriate locations.

Carried

E. ITEMS REFERRED BY COUNCIL

F. CORRESPONDENCE**G. INFORMATION ITEMS****1. Environmental Sustainability Advisory Committee (ESAC) Update**

There was no update from the ESAC meeting of December 17, 2014.

H. INTEGRITY OF THE AGRICULTURE LAND

(Location provided to staff) - The BC Society for the Prevention of Cruelty to Animals (SPCA) building has caused some issues with non-farm use under Section 20 (3) of the ALC Act in order to permit a SPCA facility on this site within the ALR. It was noted that a dog kennel is an allowable use within the ALR, but as this is not solely a kennel, this location should be addressed. The Committee also had concerned from a food safety and contamination perspective (water irrigation, water run-off, etc.).

I. OTHER BUSINESS

It was

Moved by D. Arnold

Seconded by B. Sandhu

That the Agriculture and Food Security

Advisory Committee appoint Mike Bose as Vice-Chair for the 2015 calendar year.

Carried

J. NEXT MEETING

The next meeting of the Agriculture and Food Security Advisory Committee to be held on Thursday, February 5, 2015, in City Hall, 2E – Community Room A.

K. ADJOURNMENT

It was

Moved by M. Bose


Seconded by S. Van Keulen

That the Agriculture and Food Security

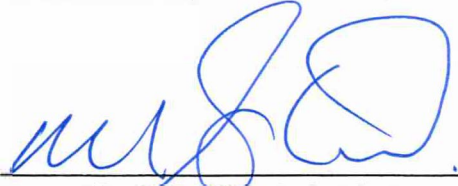
Advisory Committee do now adjourn.

Carried

The Agriculture and Food Security Advisory Committee adjourned at 10:24 a.m.



Jane Sullivan, City Clerk



Councillor Mike Starchuk, Chairperson
Agriculture and Food Security Advisory
Committee