

# *Agriculture and Food Security Advisory Committee Minutes*

**Present:**

Councillor Starchuk - Chair  
M. Bose - Vice-Chair  
B. Sandhu  
B. Seed  
G. Hahn  
H. Dhillon  
J. Sandhar  
M. Hilmer  
S. VanKeulen

**Agency Representative:**

D. Geesing  
**Regrets:**  
D. Arnold  
P. Harrison  
T. Pellet

**Staff Present:**

C. Stewart, Planning & Development  
J. Rehal, Bylaw Enforcement & Licensing Services  
J. Boan, Engineering  
M. Kischnick, Planning & Development  
R. Dube, Engineering  
C. Eagles, Legislative Services  
L. Anderson, Legislative Services

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**A. ADOPTION OF MINUTES**

1. The committee is requested to pass a motion adopting the minutes of September 3, 2015.

It was

Moved by M. Bose

Seconded by M. Hilmer

That the minutes of the Agriculture and  
Food Security Advisory Committee meeting held September 3, 2015 be adopted.

Carried

**B. DELEGATIONS**

1. **Food Action Coalition Presentation**  
File: 0250-20

Prior to the meeting the delegate for the Food Action Coalition Presentation advised they were unable to attend. Therefore, this item is out of order. The presentation has been rescheduled for the upcoming AFSAC meeting.

**C. OUTSTANDING BUSINESS**

**D. NEW BUSINESS**

1. **Truck Parking – Bylaw Enforcement Update**  
Jas Rehal, Manager By-Law Enforcement & Licensing Services

The following comments were made:

- Jas Rehal provided a verbal update on two addresses within the Agriculture Land Reserve (ALR) zoning and explained the overall enforcement that Surrey bylaws is endorsing:
    - Property located near 15700 block at 56 Avenue is not in compliance primarily with truck parking in the ALR zoning. The City has begun to take legal action and anticipate further action in the coming months. This property, which is zoned CHI, had gradually expanded its truck parking over the last five years. A portion of the truck parking contravention is located on City property, which access runs through a statutory right of way.
    - Property located near 15300 block at 63 Avenue is now in compliance with the removal of commercial vehicles, otherwise referred to as illegal truck parking. The owner has leased appropriate space elsewhere. The city will continue to monitor the site for compliance.
  - Over the last nine months, 48 properties have been identified in the ALR that are in non-compliance. 15 properties with four or less commercial vehicles are being monitored by the City on a low priority basis. 11 properties are actively under formal investigation that the City will pursue. Seven properties are in various court stages and three properties currently have court charges the City is preparing for.
  - The City has had voluntarily compliance within three weeks of contacting a property owner below 66 Avenue.
  - The City of Surrey Bylaw Department has been working closely with the Transportation Division concerning truck parking.
2. **Proposal regarding increasing the number of trucks permitted to park on agricultural land (A1 & A2 Zones)**  
Jaime Boan, Transportation Division Manager, Engineering  
File: 5480-01

The following comments were made:

- There is a high demand for truck parking in the City and on farmland in the ALR. This is an on-going issue across Surrey; and there have been meetings with the Province and a number of MLAs on what should be allowed on farmland or not. Farmers within Surrey have requested to increase the number of non-farm related trucks on the ALR, as currently no trucks may be parked that are not associated with Agricultural operations.
- The *Agriculture Land Commission Act* (ALC) does not have a clear policy or state a maximum number of allowable non-farm vehicles in the ALR. Various Metro Vancouver municipalities have different ranges of allowable number of non-farm trucks permitted to park on agriculture land. There is no clear position or regulation standard by the Province.

- The Township of Langley allows one truck on parcels less than two acres. Abbotsford allows two trucks per one-acre parcel. Surrey allows one truck for farming use ancillary to residential use. Delta and Richmond do not permit any non-farm trucks.
- Farm Residential Footprint – Currently in the A1 & A2 Zones: 2000 m<sup>2</sup> on agriculture land for one residential building and uses and possible additional 1000 m<sup>2</sup> for an additional residential building for farm help, on lots greater than 10 acres, is the maximum size of the farm footprint in the zoning bylaw. If a property is located in the ALR, only 2000 m<sup>2</sup> is permitted for non-farm uses for either one or two homes no matter the lot size.
- Proposal is to include non-farm truck parking area and up to two vehicles as long as trucks parked on the farm are within the residential footprint. Additional parking areas and setbacks would be required to conform to the zoning bylaw maximum setbacks.
- Regulations within the Agriculture Land Reserve would require the footprint to comply with ALC regulations for maximum fill deposition if fill deposition is associated with a site within the floodplain.
- The intent of the proposed truck parking bylaw amendments would allow many farmers to supplement income and work as a trucker to continue to earn additional income, and park on their own farm. Many farmers have expressed desire to park their own trucks when it is not in use on their own farm property.

Staff requested to receive information from the committee to bring a recommendation to Council on possible bylaw changes to allow some truck parking. Staff asked the committee if they would like to continue to see zero non-farming trucks permitted to park on farmland, or allow two or three depending on parcel size.

- The idea of a bylaw changes the farm residential footprint and fill plate. A secondary house on the property is typically for the purposes of full time farm help. If a secondary house is located on the property it was questioned why would there be need for truck parking for the owner if the home is housing farm workers? Having a third truck parked on the property where there is full time farm workers in a second dwelling to work the farm is questionable. It is therefore more advisable to consider the number of trucks linked to lot size, rather than number of homes, as this may encourage the construction of more homes. For example, lots greater than ten (10) acres permit up to three (3) trucks, rather than only lots with second dwellings.
- The City has assisted immensely to actively control and regulate truck parking and the proper industrial use of land.

- It was suggested that one truck be allowed on farm property and if the resident required additional trucks on the property, the owner would be required to go through a permit process determined by the City. An amendment to the bylaw would allow the City's bylaw department to contain the issues within the guidelines and boundaries they are given.
- Environmental Impacts are a possibility but can be addressed if the City has guidelines. If you are applying for more than one truck you could pay fees and inspection guidelines would be in place. There could be a designated parking spot. There may be leakage of oil from the trucks, oil containers, other issues such as water is affecting other farm land.
- City of Surrey bylaw staff requested clarity on how to address the truck parking issue and staff requested the committee define how many trucks should be allowed on properties. In addition, the time limit for how long a truck may be parked for needs to be clearly defined as well.

The committee supports one truck and to increase truck parking as it would be safer than having trucks park in random areas within the municipality. An increase to truck parking could supplement income for farmers during poor profit years.

It was Moved by M. Bose  
Seconded by B. Sidhu  
That the Agriculture and Food Security  
Advisory Committee recommends that the General Manager of Planning and  
Development and the General Manager of Engineering:

1. Endorse the proposed truck parking amendments to Surrey's Zoning Bylaw No. 12000 for ALR lots to permit:
  - (a) up to two (2) trucks on lots up to ten (10) acres; and
  - (b) up to three (3) trucks on lots over ten (10) acres;

only where a lot is classified as a farm operation and tied to the farm residential home plate and fill deposition regulations, with a permit application or appropriate City bylaw review process to ensure trucks are registered to the owner of the farm.

Carried

with S. VanKeulen, M. Hilmer, and G. Hahn opposed.

*M. Hilmer left the meeting at 10:23 a.m.*

3. **Regional Food System Action Plan Project**  
Carla Stewart, Senior Planner  
File: 0450-01

The following comments were made:

- Metro Vancouver is creating an action plan for a stable regional food system with the assistance of a task force. The action items were narrowed down to define all processes in feeding residents, consuming, distributing, packaging and recovering nutrition.
- There are 5 main goals that the Regional Food System Strategy observes:
  1. Increase capacity to produce food closer to home;
  2. Improve the financial viability of the food sector;
  3. Increase healthy and sustainable food choices that will increase overall health and wellbeing;
  4. Increase access to healthy and culturally diverse food making it affordable to vulnerable groups; and
  5. Ensure the food system is consistent with ecological health in mind.
- To determine if the strategy is effective, the Task Force mission had specific functions to vet information and ensure alignment by advising Metro Vancouver staff the scope of the action plan, the type and number of actions, and to identify gaps and strategies that have either been missed or identified with the five goals.
- Surrey staff were interviewed from various departments to determine the extensive work being conducted by which approximately 115 entries were submitted. The entries were selected from a 3-5 year project time line or those that had council support.
- City of North Vancouver, Vancouver, White Rock, Richmond, Langley, and Surrey were all key players who were not physically at the task force table but have met four times in 2015 and are expected to meet on November 24, 2015, to finalize the plan.
- The Task Force noted that not all entries were specific to food. Upon review, the AFSAC Committee will forward the document to Mayor and Council for endorsement. Metro Vancouver expects to have the Regional Food System Action Plan finalized and vetted by other municipalities by May 2016.

It would be a huge undertaking for Surrey to implement the Regional Food System Action Plan but Surrey's focus is to promote local food and sustainability. It would protect local farmland and the plan would increase production in agriculture land. The key for the regional plan is to have the local government have a different focus on meeting expectations for local food and large processing plants.

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

**F. CORRESPONDENCE****1. Proposed 2016 Meeting Dates**

File: 0540-20 V (AFSAC)

The Committee was requested to pass a motion adopting the 2016 Meeting Schedule as presented.

It was

Moved by B. Sandhu

Seconded by J. Sandhar

That the 2016 AFSAC Meeting Schedule be

adopted as presented.

Carried

**G. INFORMATION ITEMS****1. Ministry of Agriculture****Discussion Paper and Proposed Minister's Bylaw Standards**

Dieter Geesing, Regional Agrolgist Fraser West

File: 0410-20

The following comments were made:

- The Proposed Bylaw Standards follows the B.C. Ministry of Agriculture (AGRI) discussion on the ALR. One outcome was the local government expressed their needs to have further guidance to local government bylaws on tourist activity (agri-tourism). Many farmers' in the Province have a large portion of their income come from agri-tourism.
- The bylaw standards are created for staff review and note what other municipalities currently permit based on individual criteria and development processes. The Ministry Bylaw Standards process gains input based on consultation with internal and external stakeholders that ultimately seek the Minister's approval.
- The Agriculture Land Commission (ALC) has designated users that outline the rights for farmers to exercise farming as agri-tourism for their entire lifestyle and become permanent users if the farm is classified as temporary or seasonal and promotes or markets farm products which are produced on the farm.
- There are permitted activities that do not require approval of the ALC such as pumpkin patches, corn mazes, U-picks, educational tours, livestock shows, and tours of the processing facilities. Parking is permitted by the ALC if it is self-contained or if there is no permanent alteration to the agriculture land.
- The Proposed Bylaw Standards have definitions that are highly important to the ALC and sets out the criteria to what constitutes agri-tourism and what does not.

- Retail sales and marketing: The ALC allows farmers to sell an unlimited amount of produce that is grown on their own land, to promote farming and farm income, but regulates the sale of produce not grown on site to fifty-percent (50%).
- There are fees and permits associated with non-farm uses, such as wineries, commercial weddings, bistros, and restaurants.
- The City of Surrey follows the majority of the ALC through the bylaws in place and standards are being following across the entire Province for consistency.

Staff requested comments and a draft standard from the committee to move forward to Council. It is up to local staff to see which sections of agri-tourism that need to be regulated.

2. **Update on Township of Langley Farm Tour - October 22**  
Mike Bose, Vice Chair

The following comments were made:

- The vice-chair discussed participation in the recent Langley Farm tour, including a visit to a fly farm, goat farm, and a small lot vegetable farm.
- The committee suggested continuing farm tours with staff and to include the new Mayor and Council, and potentially staff members from Metro Vancouver region.

It was  
Moved by S. VanKeulen  
Seconded by M. Bose  
That the Agriculture and Food  
Security Advisory Committee recommend to the General Manager,  
Planning and Development, that staff look into the possibility of  
organizing a farm tour in 2016 hosted by the Committee.  
Carried

3. **Terms of Reference**

The following comments were made:

- Terms of Reference with proposed amendments to the total number of members was distributed for committee review and approval.

**RECOMMENDATION**

It was

Moved by M Bose

Seconded by S. VanKeulen

That the Agriculture and Food

Security Advisory Committee (AFSAC) recommends that Council endorse the following amendments to the AFSAC Terms of Reference Membership (Item 3):

1. Item 3 (a):
  - Replace the first sentence with "The Committee shall consist of twelve (12) voting members if a representative from the Environmental Sustainability Advisory Committee (ESAC) is appointed, otherwise membership shall consist of eleven (11) voting members appointed by Council, including:";
  - Replace "maximum of three (3)" with "maximum of five (5)";
  - Remove the entire third bullet; and
2. Item 3 (d) replace the words "shall consist of" to "will be supported by".

Carried**H. INTEGRITY OF THE AGRICULTURE LAND****I. OTHER BUSINESS****J. NEXT MEETING**

The next meeting of the Agriculture and Food Security Advisory Committee will be held on December 3 at 9:00 a.m. in 2E Community Meeting Room A.

**K. ADJOURNMENT**

It was

Moved by G. Hahn


Seconded by M. Bose

That the Agriculture and Food Security

Advisory Committee meeting do now adjourn.

Carried

The Agriculture and Food Security Advisory Committee adjourned at 11:31 a.m.

  
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 Jane Sullivan, City Clerk

  
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 Councillor Mike Starchuk, Chair