

Agriculture and Food Security Advisory Committee Minutes

Present:

Councillor Starchuk, Chair
M. Bose, Vice-Chair
B. Sandhu
D. Arnold
G. Hahn
H. Dhillon
J. Sandhar
M. Hilmer
P. Harrison
S. VanKeulen

Agency Representative:

D. Geesing

Regrets:

B. Seed

Staff Present:

B. Van Drimmelen, Engineering Operations
C. MacFarlane, City Solicitor, City Manager's
C. Stewart, Planning & Development
D. Nip, Planning & Development
M. Kischnick, Planning & Development
R. Dube, Engineering
S. Long, Planning & Development
C. Eagles, Legislative Services

A. ADOPTION OF MINUTES

1. The committee will be requested to pass a motion adopting the minutes of February 5, 2016.

It was

Moved by M. Bose

Seconded by D. Arnold

That the minutes of the Agriculture and Food Security Advisory Committee, held February 5, 2016, be adopted as presented.

Carried

B. DELEGATIONS

1. **Urban Beekeeping**
Kevin Pielak and John Gibeau of the Honey Bee Centre
File: 3900-01

In attendance before the Committee to provide a presentation on Urban Beekeeping and request a review of the "Surrey Bee Bylaw, 1974, No. 4362, as amended by bylaw No. 12268"

The following comments were made:

- The delegation noted that they would like to see Bylaw No. 4362 further amended to allow urban beekeepers to keep bees on smaller lots. Currently, the existing bee bylaw allows no more than four (4) colonies of bees on a record lot having an area less than ten thousand (10,000) square feet. The delegation would like the bylaw amended to a lot size of five thousand (5,000) square feet.

- The current bylaw allows for bee hives to be kept on old parcels and be within twenty-five (25) feet of the property line except:
 - when the hive is situated eight (8) feet or more above the adjacent ground level; or
 - when the hive is situated less than six (6) feet above adjacent ground level and behind a solid fence or hedge more than six (6) feet in height running parallel to any property line and extending at least twenty (20) feet beyond the hive in both directions.
- The delegation noted that a flow hive allows for easy beekeeping as the bee keeper is not required to open the bee hive; thus, there would be less agitated or swarming bees. Honey bees require sunlight to be healthy and generally do not sting humans.
- Beekeepers are registered by the British Columbia Ministry of Agriculture. No marker or any type of indication is required for residents to know there is a beehive on a specific property. Having no indication that a beehive is present is a concern to members for those with allergies. The delegate noted the real danger of keeping bees on smaller lots lies within the bees flightpath, a second level porch on smaller urban lots would elevate the flight path for bees.
- Staff noted that the University of British Columbia (UBC) Biology 448 Sustainability Class has requested to prepare a “Backyard Beekeeping study” with the Surrey Sustainability Office and Community Planning Division for a class research project. The project is expected to be completed by early Spring of 2016 and the findings will be provided to the City upon completion for information purposes. The purpose of the project will be to discuss the possible outcomes for Urban Beekeeping and Best Practice Regulations as well as trends, information, and benefits to keeping bees.

Staff noted that the Backyard Beekeeping study could be provided as information to the Agriculture and Food Security Advisory Committee (AFSAC) and may be beneficial information for the City to review if a pilot project is considered.

It was Moved by M. Bose
Seconded by M. Hilmer
That the Agriculture and Food Security
Advisory Committee recommend that staff:

1. Propose a pilot project to move beekeeping to smaller urban lots; and
2. Ensure properties that maintain beehives have an indicator that the hives are present, utilize the Best Practices of Beekeeping, register with the Ministry of Agriculture, and apply the findings of the University of British Columbia’s Biology 448 Sustainability Class draft “Backyard Beekeeping study” research document once it becomes available.

Carried

2. Surrey Biofuel Facility

Burke van Drimmelen, Project Specialist, Engineering Operations and
Paul Oostelbos, Director of International Business Development, Orgaworld
File: 5360-01

In attendance before the Committee to provide a presentation on the City of Surrey's Biofuel Facility project, with a focus on local agricultural market opportunities for the Grade A compost that will be produced at the facility.

The following comments were made:

- The Surrey Biofuel Facility is an organic waste processing facility that will process upward of 115,000 tonnes of organic waste from Surrey's residents and businesses annually. The Facility will be developed as a Public-Private Partnership between the City of Surrey and Orgaworld Canada and will be situated on City-owned property located in Port Kells, adjacent to the Surrey Transfer Station.
- The facility will have a state of the art odour mitigation system which operates under negative pressure and directs 100% of the treated and filtered air out of the 70 metre stack located at the back of the facility. This powerful ventilation system will ensure optimal natural dispersion which will significantly reduce the risk of fugitive odours impacting neighbouring communities.
- The compost stays at 55 degrees for 3 days and 45 degrees for 14 days to kill the harmful bacteria that can cause holes in roots, plants, and shrubs; this will allow crops to grow faster. The quality of the compost is Class A and promotes benefits such as decreased erosion, stronger and healthier plants, increased organic material, and better soil quality.
- Surrey Biofuel Facility's "Closed Loop" vision is a 90,000 tonne dry anaerobic digestion and composting facility to process residual kitchen and garden waste from Surrey. The waste will create a biomethane gas (renewable fuel) which will maximize gas generation and continue to fuel the City's waste trucks. Once the facility is operational, Surrey will have the first closed-loop fully-integrated organics waste management system in North America.

The Surrey Biofuel Facility will be located next to Waste Tech at 192 Street and Golden Ears Way. Commissioning of the facility will begin in 2016, with the facility expected to become fully operational in early 2017. When a tour becomes available the Committee members expressed interest to view the facility and see how the processing centre works.

It was Moved by M. Bose
Seconded by D. Arnold
That the Agriculture and Food Security
Advisory Committee receive the Surrey Biofuel Facility as information and offer
the resources of the Committee to the Biofuel Facility in finding places to store
and utilize their compost.

Carried

C. OUTSTANDING BUSINESS

1. Draft Surrey Backyard Chicken Bylaw and Registry

Markus Kischnick, Planner

File: 3900-01

In attendance before the Committee to provide an update and seek comments from the Agriculture and Food Security Advisory Committee on a draft Backyard Chicken Bylaw and Zoning Bylaw amendment in order to regulate the keeping, control and registry of chickens in Urban Areas of the City of Surrey now that the Surrey Backyard Chicken Pilot Project has concluded.

The following comments were made:

- Staff initiated a Backyard Chicken Pilot Project in 2013 after a delegation presented the project and Council approved it. The Pilot Project was extended for an additional year and a bylaw development began in 2015.
- Staff presented the Draft Proposed Chicken Bylaw amendments and zoning regulations to the Committee that will regulate, register, and control the keeping of chickens within urban areas within the City of Surrey. The Draft Proposed Chicken Bylaw does not apply where agricultural uses are permitted under the City's Zoning Bylaw.
- The Bylaw will include inspections, violations and penalties, and include online information such as an online registration application, a registration guide, frequently asked questions, and all the applicable information on the City of Surrey's webpage. Prohibitions include that no person shall keep a chicken on a lot having an area less than 7,200 square feet and which a valid Backyard Hen Registration has been received and validated by the City. The registration will be free and terminate upon change of ownership or tenant of properties. It will not be transferable from one person to another or from one property to another.
- A Provincial British Columbia Premises ID Registration of Poultry Premises (BCPID) will be a required component of the City's registration. Registration with the Province will ensure that any potential animal disease responses or environmental disasters affecting animal health be disclosed to other government agencies involved in the emergency response.

The next steps after receiving comments and recommendations from the Agriculture and Food Security Advisory Committee include a legal review of the Draft Proposed Chicken Bylaw for preparation to create a report to go to Council for consideration.

It was Moved by M. Bose
Seconded by P. Harrison
That the Agriculture and Food Security

Advisory Committee:

1. Recommend to the General Manager of Planning and Development and Manger of Bylaws and Licensing Services, that the proposed Backyard Chicken Bylaw be limited to only 4 hens on lots less than 1 acre; and
2. Endorse the next steps of the Draft Proposed Backyard Chicken Bylaw and Registry to be considered by Council as amended at the March 3, 2016, Agriculture and Food Security Advisory Committee meeting.

Carried

with S. VanKeulen opposed

2. **Ag Week**

Carla Stewart, Senior Planner
File: Verbal Update

Staff noted that AFSAC Committee member B. Seed had to step down as a volunteer on the sub-committee Farm and Food Festival Advisory Sub-Committee. D. Geesing volunteered to participate in the Farm and Food Festival Advisory Sub-Committee.

D. NEW BUSINESS

1. **Development Variance Permit No. 7915-0429-00**

Stephanie Long, Planner
File: 6880-75; 7915-0429-00

The following comments were made:

- The applicant has submitted a Development Variance Permit (DVP) application to reduce the minimum side yard setback on a flanking street for an agricultural building in the General Agricultural (A-1) Zone from 30 metres (98 ft.) to 18 metres (59 ft.).
- The property is located within the Agricultural Land Reserve (ALR), is zoned General Agriculture (A-1) Zone, and is designated Agricultural in the Official Community Plan (OCP). The building is already built and a stop work order has been posted on site. The building will be primarily used as storage for beekeeping equipment owned by the KPU Commercial Beekeeping program.

It was Moved by Stan. VanKeulen
 Seconded by D. Arnold
 That the Agriculture and Food Security
 Advisory Committee recommend to the General Manager of Planning and
 Development that the Committee accept the approval of Development Variance
 Permit No. 7915-0429-00.

Carried

2. Subdivision of 17056 Greenway Drive

Stephanie Long, Planner
 File: 6880-75; 7915-0405-00

The following comments were made:

- The applicant proposes to rezone from A-1 to CD and subdivide into 13 lots, plus a 3,031 square metre (3/4 acre) park lot. A through-road is proposed for the extension of 171 Street to 85 Avenue.
- The site is located across from the Charles Richardson Nature Reserve and is within 50 metres of the Agriculture Land Reserve (ALR) and requires a Farm Protection Development Permit

It was Moved by S. VanKeulen
 Seconded by D. Arnold
 That the Agriculture and Food Security
 Advisory Committee recommend to the General Manager of Planning and
 Development that the Committee accept the proposal of the zoning and
 subdivision of 17056 Greenway Drive.

Carried

3. Development Variance Permit No. 7916-0024-00

Donald Nip, Planner
 File: 6880-75; 7916-0024-00

The following comments were made:

- The applicant is proposing to install two (2) temporary portable buildings on the subject site, which requires an Agricultural Land Reserve (ALR) application to allow the expanded non-farm use and a Development Variance Permit (DVP) application for reduced building setbacks. The smaller portable (1,440 square ft.) will accommodate one classroom for preschool students, a kitchen and office, and the larger portable (9,800 square ft.) will accommodate student classrooms from Kindergarten to Grade 7, a library and administrative offices.

The applicant requires a Development Variance Permit to:

- Reduce the minimum west side yard setbacks for the proposed temporary portable buildings from 7.5 metres (25 ft.) to 3.2 metres (10.5 ft.) and 4.5 metres (15 ft.) for portables 1 and 2; and

- Reduce the minimum rear yard (north) setback for portable 1 from 7.5 metres (25 ft.) to 6.8 metres (22 ft.).
- The subject property contains two (2) existing buildings. Building A (West Wing) consists of a two-story heritage structure that was constructed in 1909 and on the Surrey Heritage Register and the Canadian Register of Historic Places; and Building B (north annex) is a single-story structure.

It was

Moved by H. Dhilin

Seconded by M. Bose

That the Agriculture and Food Security Advisory Committee recommend to the General Manager of Planning and Development that the Committee accept the proposal of Development Variance Permit No. 7916-0024-00 provided the proposal has no negative impacts on the neighbouring properties including those of the Agriculture Land Reserve.

Carried

M. Hilmer left the meeting at 11:02 a.m.

4. Sustainability Charter Update

Carla Stewart, Senior Planner (on behalf of Anna Mathewson, Sustainability Manager)
File: 0512-012

The Sustainability Charter Update has gone through extensive public consultation and is expected to go to Council in April 2016. The draft Sustainability Charter Update will be available to members of the Committee after Council approves it.

5. Surrey Land Linking Website – Farmer’s Stories

Carla Stewart, Senior Planner
File: Verbal Update

Staff advised that Economic Development was looking for information, such as farmers stories, to create a Land Linking Website for the City of Surrey.

E. ITEMS REFERRED BY COUNCIL

F. CORRESPONDENCE

1. How Shrinking Agricultural Land Availability Impacts Food Security Memo

Sarah Rush Msc. RD, Friend of Hazelmere and Campbell Valley (FHCV)
File: 4900-01

The Agriculture and Food Security Advisory Committee received the Memo from Sarah Rush as information.

G. INFORMATION ITEMS

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 Thursday, April 7, 2016, at 9:00 a.m. in 1E Community Meeting Room B.

K. ADJOURNMENT

It was

Moved by M. Bose


Seconded by P. Harrison

That the Agriculture and Food Security

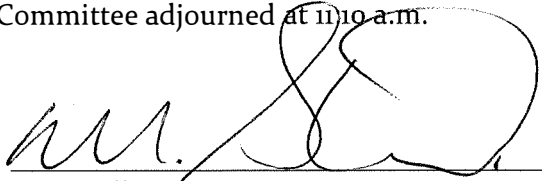
Advisory Committee meeting do now adjourn.

Carried

The Agriculture and Food Security Advisory Committee adjourned at 11:10 a.m.



Jane Sullivan, City Clerk



Councillor Mike Starchuk, Chair