

Agriculture and Food Security Advisory Committee Minutes

1E - Committee Room B
City Hall
13450 - 104 Avenue
Surrey, B.C.
TUESDAY, APRIL 7, 2016
Time: 9:03 a.m.
File: 0540-20

Present:

Councillor Starchuk, Chair
M. Bose, Vice-Chair
B. Sandhu
B. Seed
G. Hahn
M. Hilmer
P. Harrison
S. VanKeulen

Agency Representative:

D. Geesing
T. Pellett

Regrets:

D. Arnold
H. Dhillon
J. Sandhar

Staff Present:

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

A. ADOPTION OF MINUTES

1. The minutes of the Culture Development Advisory Committee meeting, held March 3, 2016 to be adopted.

It was

Moved by M. Bose

Seconded by G. Hahn

That the minutes of the Agriculture and Food Security Advisory Committee meeting held March 3, 2016 be adopted as presented.

B. DELEGATIONS

C. OUTSTANDING BUSINESS

D. NEW BUSINESS

E. ITEMS REFERRED BY COUNCIL

F. CORRESPONDENCE

G. INFORMATION ITEMS

1. **Community Orchard Proposal for Ocean Park Terrace Park Space**
File: 0850-01
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The intent of this report is to inform the Agriculture and Food Security Advisory Committee of the results of a community process regarding a request to develop a community orchard in Ocean Park Terrace, located at 12815 – 22 Avenue in South Surrey.

H. INTEGRITY OF THE AGRICULTURE LAND

S. VanKeulen entered the meeting at 9:10 a.m.

I. OTHER BUSINESS

1. Surrey A-1 Zoning

D. Geesing, Regional Agrologist Fraser West and T. Pellett, Agricultural Land Commission, Land Use Planner

File: 3900-01

The Ministry of Agriculture and Agricultural Land Commission staff were in attendance to discuss a possibility of an update to Surrey's A-1 and A-2 Zoning regulations in order to align Surrey's Zoning Bylaw with provincial standards.

The following comments were made:

- The intention of this request is to update the Committee regarding the need to consider amendments to Surrey's Agricultural Zones in order to align them with Provincial standards and legislation. Applicable provincial regulations or Ministry Bylaw standards are available for local government review and are intended to help protect farmland and farming operations in the Province and ensure consistency of regulation throughout the Agricultural Land Reserve.
- The *Agriculture Land Commission Act* (ALC) also includes requirements for local governments to follow. For example: requirements that state that additional permanent dwellings built on properties within the Agricultural Land Reserve must be necessary for farm use, and must not be permitted by Local Governments if there is doubt on the legitimate need for the farm.
- An ALC application for non-farm use would need ALC review if it is considered a non-farm use or if there is doubt on behalf of the local government on its need. The current City of Surrey bylaw is unclear in this regard as it currently indicates that a second dwelling on parcels larger than 10 acres may be permitted as long as the lot has farm status, but does not specify what constitutes legitimate farm need. The ALC legislation, which applies to all local governments, only permits one dwelling and a secondary suite, but allows an additional mobile dwelling for family members, and only permits an additional permanent dwelling if necessary for full time bona fide farm help.
- Based on a precursory review of Surrey's standards by the Ministry and ALC staff, it is recommended that the Committee resolve for Surrey City Council to initiate an assessment of the current Zoning Bylaw to ensure its compliance with ALC and Ministry Bylaw standards, and consult with the Committee to update any out of date or unclear bylaw standards.

- It was noted that the Ministry of Agriculture and the Agricultural Land Commission are available and interested in working with Surrey staff to update the relevant Surrey Zoning Bylaws as required. For instance, more specific guidelines need to be developed to define when a second dwelling may be warranted and define a clear and consistent process for any required ALC non-farm use applications.
- The purpose of the Ministry Bylaw standards, which are updated regularly by the Ministry, are to help municipalities make decisions consistent with the ALC regulations and to provide clear and consistent policy for lands in the ALR.

In the interim, before regulations are reviewed, it was suggested that the Committee could be referred development applications such as Development Variance Permits or Building Permits for second dwellings or non-farm uses that are proposed within the ALR, to provide comment and recommendation to City staff on farm operation needs and bylaw standards.

It was Moved by M. Bose
Seconded by P. Harrison
That the Agriculture and Food Security Advisory Committee recommend that that the Manager of Planning and Development initiate an assessment of the Surrey's current Zoning Bylaw standards to ensure compliance with the Agricultural Land Commission and Ministry of Agriculture Bylaw regulations, in consultation with Ministry and Land Commission staff, in order to update any out of date or unclear agricultural bylaw standards that are applicable in the Agricultural Land Reserve.

Carried

**2. Delegation Request - South Coast Region Water Authorization
BC Ministry of Forests, Lands and Natural Resource Operations**

File: 0410-20

Requesting to appear as a delegation to provide a presentation on "Proposed Provincial Approach for Tackling the Serpentine and Nicomekl River Area Water Allocation Issues".

Moved by M. Bose
Seconded by P. Harrison
That the Agriculture and Food Security Advisory Committee (AFSAC) accept the South Coast Region Water Authorization to appear as a delegation at an upcoming AFSAC Meeting.

Carried

J. MOTION TO CLOSE

It is in order for the Agriculture and Food Security Advisory Committee to pass a resolution to close the meeting to the public pursuant to Section 90 (1)(f), which states:

"A part of a commission meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:

- (f) law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment."*

K. NEXT MEETING


The next meeting of the Agriculture and Food Security Advisory Committee will be held on Thursday, May 5, 2016 at 9:00 a.m. in 2E Community Meeting Room B.

L. ADJOURNMENT

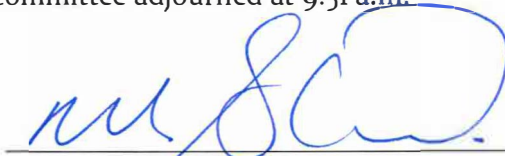
It was Moved by M. Bose
Seconded by M. Hilmer
That the Agriculture and Food Security
Advisory Committee meeting do now adjourn.

Carried

The Agriculture and Food Security Advisory Committee adjourned at 9:51 a.m.



Jane Sullivan, City Clerk



Councillor Mike Starchuk, Chair