

Agriculture and Food Security Advisory Committee Minutes

2E - Community Room B
City Hall
13450 - 104 Avenue
Surrey, B.C.
THURSDAY, MAY 5, 2016
Time: 9:00 a.m.
File: 0540-20

Present:

Councillor Starchuk, Chair
M. Bose, Vice-Chair
B. Sandhu
D. Arnold
H. Dhillon
J. Sandhar
J. Zelazny
P. Harrison

Agency Representative:

D. Geesing

Regrets:

B. Seed
G. Hahn
M. Hilmer
S. VanKeulen

Staff Present:

C. Atkins, Planning & Development
C. Baron, Engineering
C. Neustaedter, Engineering
F. Smith, General Manager, Engineering
G. Pladson, Engineering
J. Denney, Planning & Development
K. Broersma, Planning & Development
M. Brown, Engineering
R. Dube, Engineering
R. Gilmore, Planning & Development
C. Eagles, Legislative Services

A. ADOPTION OF MINUTES

1. The committee will be requested to pass a motion adopting the minutes of April 7, 2016.

It was

Moved by M. Bose

Seconded by P. Harrison

That the minutes of the Agriculture and Food Security Advisory Committee meeting held April 7, 2016 be adopted as presented.

Carried

B. DELEGATIONS

1. **City's Nicomekl-Serpentine Lowland Flood Management Strategy Implementation**
Carrie Baron, Drainage Manager and Matt Brown, Dyking Superintendent, Engineering
File: 5225-23

To appear as a delegation to provide a presentation on the status⁶ of the City's Nicomekl-Serpentine Lowland Flood Management Strategy implementation.

The following comments were made:

- The Serpentine-Nicomekl Flood Control Project was initiated to reduce the frequency and duration of flooding experience at farms, residences, and businesses located in Surrey's Serpentine and Nicomekl River lowlands. One of the Project's goal is to establish liaison and maintain communication between the landowners in the lowlands and the City on the operation and maintenance of the dykes.

- Since 1998, over 50 million dollars was spent on flood control for the Serpentine-Nicomekl Lowland Flood Management Strategy. In 2013, in response to the Province's decision to eliminate dyking districts, the City of Surrey took on Surrey Dyking District responsibilities and created the Lowland Dyking Stakeholder Committee. Shortly after, the City agreed to take on Colebrook Dyking District responsibilities. The City has high standards which limits flooding to 5 days in winter months and 2 days in summer months for a 1 in 10 year design event, which is known as the ARDSA criteria.
- Various irrigation operations and maintenance activities have proven to be very successful. The project is providing significant benefits to the lowlands by reducing the frequency of flooding and eliminating flood waters more quickly.
- The focus of current Capital Programs is the continued integration of flood control works in the lowlands, focusing primarily on completion of the pump stations, dyke topping and conveyance channels. The Capital Programs included the Cloverdale Canal Dyke Upgrade, conveyance improvements in Gray Creek, 168 street North canal, and upgrading and constructing spillways.
- The Project is not fully complete but is providing significant benefits to the lowlands by reducing the frequency of flooding and eliminating floods more quickly. Over the last 15 years, at least 200 acres of fallow land is being used for active farming each year.
- A River Morphology Study is underway where a SONAR survey was completed along the Nicomekl and Serpentine River. 54 areas are under review to access erosion, sedimentation, steep slopes, and channel migration. The findings from the study will be used to prioritize flood control upgrades and maintenance.
- The reconstruction of Colebrook Dykes is planned to begin in 2016, after the proposal to Council on May 16, 2016, and construction is scheduled for 2017-2021. The Province of British Columbia is funding the work to ensure the dykes are constructed to proper standards.
- On February 22, 2016, Council directed staff to develop a Coastal Flood Protection Strategy. The completed strategy will feed into the Regional flood control works and funding opportunities. The strategy is intended to engage various stakeholders to discuss options moving forward. While the project moves forward, the Committee will be actively involved.

2. **Water Shortages in the Serpentine and Nicomekl Watersheds**
Remko Rosenboom, Water Manager, BC Ministry of Forests, Lands and Natural Resource Operations
File: 0410-20

To appear as a delegation to provide a presentation on a proposed Provincial approach for tackling the Serpentine and Nicomekl River area water allocation issues.

The following comments were made:

- The British Columbia Ministry of Forests, Lands and Natural Resource Operations' role is to regulate the laws governing the management of water, issuing of water licenses, and to abide by the *Water Sustainability Act* (WSA). The Ministry does not make the final decisions in relation to the WSA.
- The *Water Sustainability Act* has been in place since February 29, 2016 and replaced the *Water Act* (active since 1909). It has an increased focus on sustainability and an integrated approach to the Province's ground and surface water resources. The WSA applies to all streams, aquifers and glaciers in the Province and groundwater, the water naturally occurring below the surface of the ground (not underground pipes or cisterns).
- Water licenses grant a right to use a determined amount of water for a specific purpose. The licenses run with the property and not with the owner. Water rights are subject to FITFIR (first in time, first in right). Those who were authorized to beneficially use water first have first access during water shortages. Currently, there are approximately 5,500 active surface water licenses in the South Coast Region.
- The *Water Sustainability Act* regulations are currently under development. Measuring and reporting will most likely apply to all agricultural users. Objectives include having guidelines for the decision-making by the WSA.
- In 1996, a water restriction was placed on both the Serpentine and Nicomekl Rivers where no new applications were accepted. There has been an increase in land values and unauthorized water usage. The significant amount of unauthorized water use is impacting the environment and licensed users. In the 2015 drought, 21 stop diversion orders under the WSA were issued for unauthorized water use.

Moving forward, the Ministry is considering updating the use of water licenses and updating the water balance study. A possible study into potential solutions include groundwater extraction and connection into the Fraser River.

B. Sidhu left the meeting at 10:03 a.m.

C. **OUTSTANDING BUSINESS**

D. NEW BUSINESS

1. **Proposed Road Widening at 18793 - 32 Avenue**
Gordon Pladson, Property Agent, Engineering
File: 6880-75

The Engineering Department would like the Committee's comments regarding the proposed road widening at 18793 - 32 Avenue prior to submission to the Agricultural Land Commission.

The following comments were made:

- The City of Surrey must submit an application to the Agricultural Land Commission in order to obtain approximately 0.047 hectares of land as road allowance. The land required is to complete a portion of the 32 Avenue road widening between 184 Street and 188 Street which includes extending the existing improvements across the subject property. The works will improve road operations and safety at the intersection of 188 Street with a new merge lane.
- Staff are seeking the Committee's comments prior to submitting an application to the Agricultural Land Commission. The proposed dedicated portion of the lot is owned by the Province, who supports the acquisition and project. The project is consistent with the overall plan of the area and has no significant impacts to the ALR lands.

It was
Advisory Committee recommend to the General Manager of Planning and Development to support the proposed road widening application at 18793 - 32 Avenue.

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

Carried

2. **Proposed Non-Farm Use for an Abattoir on the Agricultural Land Reserve**
Jeff Denney, Planner
File: 7915-0020-00; 6880-75

The following comments were made:

- The subject application is for a non-farm use and rezoning to allow for a new and larger abattoir. The existing abattoir is provincially licensed and is located along the eastern portion of the site. The proposed abattoir will be located to the west of the existing abattoir and there will be no loss of currently productive farmland from the construction of the abattoir. Once the proposed abattoir is constructed, the existing abattoir will be demolished, and new barns to support the proposed abattoir will be constructed in the location of the existing abattoir.

- The property is currently split-zoned with the majority of the property zoned General Agriculture Zone (A-1) and the eastern portion of the property zoned High Impact Industrial Zone (IH), which permits an abattoir. The A-1 Zone does not permit an abattoir. The proposed abattoir will be located in the A-1 zoned portion of the site; and therefore, the site requires rezoning. An abattoir is considered a non-farm use by the Agricultural Land Commission (ALC) and will require approval by the ALC.
- Under Section 20(33) of the ALC Act, an owner of agricultural land may apply to the Commission through the host local government for permission for a non-farm use of agricultural land.
- Staff noted the plant would be fully contained and would not omit processing odours into the surrounding area. The waste would be removed daily and the facility would be cleaned and maintained on a regular basis.

If the application is supported, a Development Permit to regulate the form and character of the proposed abattoir will be submitted. The facility will increase the production for locally grown and processed meat.

It was
Moved by D. Arnold
Seconded by P. Harrison
That the Agriculture and Food Security
Advisory Committee recommend to the General Manager of Planning and
Development to support the proposed non-farm use for an abattoir on the
Agricultural Land Reserve (Application No. 7915-0020-00).

Carried

3. Development Variance Permit No. 7916-0092-00

Ryan Gilmore, Planner
File: 7916-0092-00; 6880-75

The following comments were made:

- The applicant has requested a Development Variance Permit (DVP) to vary the lot coverage of CD Bylaw No. 16374 to facilitate the construction of two single family dwellings.
- The subject site is classified as farmland under the *Assessment Act* and there is no existing house. The owners have been farming blueberries on the property for the past ten years and intend to continue this farm use.
- The property was rezoned from General Agriculture (A-1) to Comprehensive Development Zone (CD By-law No. 16374) in 2008 when 0.107 hectares (0.26 acres) of land was expropriated to accommodate the widening of Highway 15 (176 Street). As a result, two dwellings located immediately adjacent to Highway 15 were required to be removed as one would have been approximately 3.5 metres (11.5 feet) from the front property line. The road widening resulted in the subject parcel being reduced in size from 4.0 hectares (10 acres) to 3.89 hectares (9.61 acres).

- A second dwelling is not permitted in the A-1 Zone unless the property is 4.0 hectares (10 acres) in size. Under the ALC legislation, this second dwelling is intended for farm help to support operation of the farming. Concerns were raised that such a small lot would not require this much farm help.
- The Committee is in opposition to a second dwelling and concerned that two homes on one lot may bring up the market value, and open the effects to agricultural land. It was noted that the decision was made years ago to allow for two dwellings on the proposed site, prior to the expropriation, and that members should uphold that past decision.

The General Manager, Planning and Development is seeking comments and recommendations from the Committee with respect to impacts on agricultural land use, viability, economic development, awareness and food security.

It was
Moved by M. Bose
Seconded by P. Harrison
That the Agriculture and Food Security
Advisory Committee recommend to the General Manager of Planning and
Development to support Development Variance Permit 7916-0092-00 with
reservation as to the economic value of agricultural land.

Carried

4. **OCP Amendment Application (Hazelmere)**

Keith Broersma, Planner

File: 7914-0213-00; 6520-20

The following comments were made:

- The applicant is proposing an Official Community Plan (OCP) amendment from “Agricultural” to “Suburban” to allow for future rezoning and subdivision from three lots into approximately 130 single family lots. The northerly portion of the parcel is located within the Agricultural Land Reserve (ALR).
- The application was previously considered at the September 4, 2014 Agriculture and Food Security Advisory Committee (AFSAC) meeting, which AFSAC did not support the proposed development. The application was considered by Council at the Regular Council – Land Use meeting of July 27, 2015 and was not supported. The application was referred back to the applicant to consider major revisions to the development proposal.
- The subject property is designated “Agricultural” in the OCP and “Rural” in the Metro Vancouver Regional Growth Strategy (RGS). The proposed development does not comply with the OCP or Metro Vancouver’s RGS. The proposed subdivision does not fully comply with City Policy No. O-23 as the lot sizes proposed within the Outer Ring Transition Area are smaller than the lots sizes prescribed in the policy.

- The applicant has reviewed the soils onsite and has concluded that the use of septic fields is not ideal. As a result, the applicant is still seeking to extend City sanitary services to the site and connect to the City's sanitary sewer system.
- Staff are still recommending that the proposal for single family lots to connect to the City's sanitary sewer system not be supported. Staff are not supportive of extending servicing to areas in the New Neighbourhood Concept Plans as it spreads demand for infrastructure and increases overall costs of implementation and Development Cost Charges. At this point in time, the works necessary to service this area is not in the City's 10 year servicing plan and as such the development will incur the entire costs for the extended services.

Members are in support of the concept and feel that sanitary and housing on the green space is better for agriculture as long as the buffer zones are respected. Members would like to see a Restrictive Covenant on the homes built in the development.

It was Moved by M. Bose
Seconded by P. Harrison
That the Agriculture and Food Security
Advisory Committee recommend to the General Manager of Planning and
Development to support OCP Amendment Application (Hazelmere)
No. 7914-0213-00 with respect to impacts to farming.

Carried

5. Application to Develop Land Within 50 Metres of the ALR

Christopher Atkins, Planner
File: 7915-0268-00; 6880-75

The following comments were made:

- The applicant is proposing to develop land that is within 50 metres of the Agricultural Land Reserve (ALR). The proposal is to develop a 5-storey, non-for-profit (Level 4) Senior's Care Facility. The application includes an OCP Amendment, Rezoning, Development Permit (DP) and a Subdivision.

A fire drill occurred at 11:00 a.m. and the meeting was paused.

The meeting resumed at 11:13 a.m.

- The Committee has no issue with the use of proposed buffer area as it makes a good buffer to industrial lines for the residential neighbouring properties. The buffer will be protected through a development permit and will be strata.
- The applicant advised the patients who will be housed on the proposed site will require 24/7 living care and the site will be required to be secure and contained. The project is intended to take pressure off the hospital system.

- It was suggested there should be a standard covenant so individuals and patients of the facility understand there may be surrounding farming odour and activity.

The application will return to the Committee for additional comment prior to proceeding to Council, once there is sufficient new information to warrant further comment. Funding will be received from the Fraser Health Authority and other resources.

It was Moved by H. Dhillon
Seconded by J. Sandhar
That the Agriculture and Food Security
Advisory Committee recommend to the General Manager of Planning and
Development to support Application No. 7915-0268-00.
Carried

E. ITEMS REFERRED BY COUNCIL

F. CORRESPONDENCE

G. INFORMATION ITEMS

1. **Delegation Request – Food Security and Sustainability Initiatives in the Kids Gallery at the Surrey Museum**
Lynn Saffery, Museum Manager
File: 7800-01

Correspondence was received from Lynn Saffery, Museum Manager requesting to appear as a delegation to provide a presentation on the food security and sustainability initiatives in the Kids Gallery at the Surrey Museum.

The Agriculture and Food Security Advisory Committee accepted the Food Security and Sustainability Initiatives in the Kids Gallery at the Surrey Museum to appear as a delegation at the July 7, 2016 AFSAC meeting.

H. INTEGRITY OF THE AGRICULTURAL LAND

A new agriculture award became available for local governments that support growing local produce. Staff will put in an application for this award before June 17, 2016.

I. OTHER BUSINESS

J. NEXT MEETING

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

K. ADJOURNMENT

It was

Moved by M. Bose

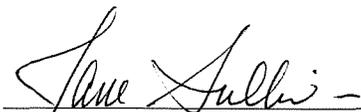
Seconded by P. Harrison

That the Agriculture and Food Security

Advisory Committee meeting do now adjourn.

Carried

The Agriculture and Food Security Advisory Committee adjourned at 11:38 a.m.



Jane Sullivan, City Clerk



Councillor Mike Starchuk, Chair