

# *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  
P. Harrison  
S. VanKeulen

**Regrets:**

J. Zelazny  
M. Hilmer

**Staff Present:**

C. Barron, Engineering  
C. Lumsden, Planning and Development  
L. Thompson, Engineering  
M. Osler, Engineering  
R. Dube, Engineering  
C. Eagles, Legislative Services

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**A. ADOPTION OF MINUTES**

1. The committee is requested to pass a motion adopting the minutes of November 3, 2016.

It was

Moved by M. Bose

Seconded by P. Harrison

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

Carried

**B. DELEGATIONS**

**C. OUTSTANDING BUSINESS**

**D. NEW BUSINESS**

1. **Surrey Coastal Flood Adaptation Strategy**  
Matt Osler, Senior Project Engineer, Engineering  
File: 5225-01

The following comments were made:

- Surrey is preparing for climate change with a three-year Coastal Flood Adaptation Strategy (CFAS) aimed at improving the resilience of coastal communities for a changing climate.

- The Coastal Flood Adaptation Strategy is taking a participatory, community-driven planning approach to explore the impacts of climate change along Surrey's coastline and the long-term options available for change. The project will be led by a broadly skilled consultation team and include many communities, stakeholders and partners.
- Coastal cities such as Surrey are facing big challenges as a result of climate change and the rise of sea levels. The Province of British Columbia has advised municipalities to plan for at least one metre of sea level rise by 2100. Challenges for coastal communities include higher sea levels, increased frequency and intensity of storms and storm surges, erosion of coastlines, loss of beaches and coastal ecosystems, soil salinization, groundwater pooling and impacts on infrastructure.
- Surrey's coastal floodplain makes up 20% of Surrey's entire land area, directly impacts 1,500 residents, and over 30 kilometres of agricultural land.
- In March 2016, the City agreed to undertake responsibility for the Colebrook Dyking District and received a \$10.4 million contribution from the Province to upgrade the Colebrook Dyke in order to address significant flood vulnerability.
- The Nicomekl and Serpentine Lowlands remain an active floodplain, subject to standing water for multiple days. Existing dykes were upgraded and new dykes were established upstream of the sea dams to control flooding.
- During high tide, water rushes into the gates, they close, and the water backs up to the sea dam, leaving the water trapped behind the dyke. Spillways control the overtopping of dykes upstream of the sea dams during severe events. During high tide with the combination of wind storms, waves can overtop dykes along the coastline.
- The delegation noted that when there is low tide, most of the dyke is visible. Each year the sea level is increasing, the ocean is rising and the land is sinking, the offset differences in heights drive the flooding.
- Committee members hope all options for protection are being considered including an off-shore dyke between Ocean Park and Tsawwassen.

**2. Fill Permit Process**

Carrie Barron, Drainage Manager and Lance Thompson, Engineering Technologist,  
Engineering  
File: 5280-01

The following comments were made:

- The soil fill permit process is managed through various types of permits (building, soil, foundation, demolition, tree removal), Servicing Agreements and Development Permits. Note that soil is permitted to be imported with a soil permit for the purposes of farm roads, farm buildings, and farm houses.
- A soil permit is required when the total quantity of imported soil is more than 15 cubic metres, and includes any soil that has previously been spread on a site. Soil permit exemptions do not apply to soil placed on a slope greater than 20%, within 30 metres of a ravine, watercourse or shoreline; or 30 metres from toe or crest of slope greater than 20%, or within an area rated high or medium Environmentally Sensitive. However, staff can grant a "Notice of Intent" when the soil volume is between 15-100 cubic metres.
- In order for the City of Surrey to meet the Agricultural Land Commission (ALC) requirements, soil permits are required to protect agricultural lands from other uses. Soil permits manage floodplain areas within Surrey and ensures that soil is only deposited where it is safe to do so without affecting adjacent landowners.
- The ALC has specific rules and regulations regarding the removal of topsoil from Agricultural Land Reserve (ALR) and when soil can be imported for farm roads, farm buildings and farm houses. Any other type of filling within the ALR is considered an unpermitted use and requires approval of the ALC; fines are applicable for failure to comply with these regulations.

Soil permits vary depending on the requirements set by the ALC.

*Before Development Variance Permit No. 7916-0646-00 was discussed, H. Dhillon declared a conflict of interest to the subject application and exited the meeting at 10:41 a.m.*

**3. Development Variance Permit No. 7916-0646-00**

Christopher Lumsden, Planning Technician  
File: 6880-75

The following comments were made:

- The subject property is 1.41 hectares (3.50 acres) in size and is designated Agricultural in the Official Community Plan (OCP), zoned "General Agriculture Zone (A-1)", and located within the Agricultural Land Reserve (ALR). The subject site is classified as farmland under the *Assessment Act* and is encumbered by two Class A/o (intermittent red-coded) watercourses running along the northern and eastern property lines.

- The applicant is requesting to reduce the minimum required south side yard setback for a farm building, permitted under Section B.1 in the "General Agriculture Zone (A-1) from 15 metres (50 ft.) to 10.85 metres (35.5 ft.) to accommodate the construction of a farm building (storage barn). There is currently no existing house on the subject property.
- The storage barn will be used for the purposes of storing blueberries and farming equipment and will be connected by a proposed farm road to the existing driveway crossing. The applicant is responsible for obtaining a soil permit for the proposed storage barn and farm road.
- A soil permit was issued by the City to construct a residential dwelling on pre-load pad at the eastern end of the property, 963 square metres (10.365 sq. ft.) in area.
- A member noted that based on the given information, they cannot see why a storage barn with washroom facility would be needed for an agriculture operation comprised of two acres of blueberries. Members noted they could not see an agriculture justification of the barn setback for the applicant's agriculture operation. Staff clarified they did not support the rationale to extend the farm residential home plate.

The Committee was in agreement that the storage barn was not a necessary structure required for agricultural operations.

It was Moved by M. Bose  
Seconded by D. Arnold  
That the Agriculture and Food Security  
Advisory Committee recommend to the General Manger of Planning and  
Development:

1. To not support the Development Variance Permit Application No. 7916-0646-00 for a south side yard setback for a farm building in the A-1 Zone; and
2. To not support the Development Variance Permit Application No. 7916-0646-00 to increase the depth of Farm Residential Footprint.

Carried

*H. Dhillon returned to the meeting at 10:58 a.m.*

**E. ITEMS REFERRED BY COUNCIL**

**F. CORRESPONDENCE**

**G. INFORMATION ITEMS**

**1. Environmental Sustainability Advisory Committee (ESAC) Update**

The Environmental Sustainability Advisory Committee asked staff to provide an update on the route of the Trans Mountain Pipeline and information to understand the agriculture and environmental point of view.

**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, January 12, 2017, at 9:00 a.m. in 2E Community Room B.

**K. ADJOURNMENT**

It was

Moved by M. Bose

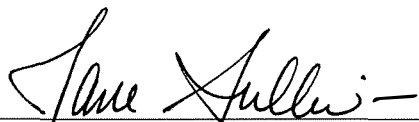
Seconded by D. Arnold

That the Agriculture and Food Security

Advisory Committee meeting do now adjourn.

Carried

The Agriculture and Food Security Advisory Committee adjourned at 11:06 a.m.

  
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Jane Sullivan, City Clerk

  
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Councillor Mike Starchuk, Chair