

# *Agriculture and Food Security Advisory Committee Minutes*

2E - Community Room B  
City Hall  
13450 - 104 Avenue  
Surrey, B.C.  
THURSDAY, MARCH 2, 2017  
Time: 9:00 a.m.  
File: 0540-20

**Present:**

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

**Regrets:**

D. Geesing  
S. VanKeulen  
H. Dhillon

**Staff Present:**

C. Stewart, Planning & Development  
M. Kischnick, Planning & Development  
R. Dube, Engineering  
A. Rossi, Planning & Development  
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 February 2, 2017.

It was

Moved by G. Hahn

Seconded by M. Hilmer

That the minutes of the Agriculture and Food Security Advisory Committee meeting held February 2, 2017, be adopted as presented.

Carried

**B. DELEGATIONS**

**C. OUTSTANDING BUSINESS**

**D. NEW BUSINESS**

1. **Second Dwelling Referral to the Agricultural Land Commission**

Adam Rossi, Planning Technician

File: 6800-75; 7916-0703-00

The following comments were made:

- The subject property is approximately 7.5 hectares (18.3 acres) in size and is designated "Agricultural" in the Official Community Plan (OCP), zoned "General Agricultural Zone (A-1)" and located within the Agricultural Land Reserve (ALR). The property is located within a Development Permit Area (DPA) for flood prone hazard lands. The site is classified as farmland under the *Assessment Act*.

- The property was leased for hay production prior to 2016 and has now been converted for blueberry production. 5.3 hectares (13 acres) has been installed with a double drip irrigation system and planted with blueberries. The remaining 0.8 hectares (2 acres) of farm land will be planted with blueberries once the primary dwelling and production facilities have been constructed.
- The property does not contain any residential or farm related buildings. A fill permit was issued for a 0.2 hectare (0.5 acres) residential farm home plate.
- The applicant is requesting to increase the total fill on site by an additional 0.1 hectares (0.25 acres) to construct a second dwelling for farm workers. There will be four year round farm workers and six seasonal farm workers. The applicant is proposing to place the requested fill north of the approved residential farm home plate, creating a contiguous 0.3 hectare (0.74 acres) residential farm home plate for both the proposed homes.
- A rezoning application from "General Agriculture Zone (A-1) to "Comprehensive Development Zone (CD)" would be required to permit a second permanent dwelling. A Development Permit for flood prone hazard lands would also be required.
- Members stated that given the history of the applicant who has been farming for many years and has operations on multiple farms, which has been in business before the new regulations have been implemented, has the intention to make the subject property into productive land. Based on these grounds, the Committee sees the opportunity to accept the application to encourage larger farming operations. The Committee suggested that a caveat or restriction be registered on title for the purposes of not selling the property for a certain amount of time, as the sale does not complete until 2018.
- Staff clarified that the Planning and Development Department does not have the expertise to evaluate certain farm operations for validity of farm workers based on operational needs. The City therefore, forwards applications for permanent farm worker housing to the Agricultural Land Commission (ALC) to evaluate properties and operations in the Agricultural Land Reserve. The ALC has permitted uses that the City cannot prohibit, but only regulate such as one residential dwelling with a secondary suite and an additional mobile. Staff clarified that the City cannot impose restrictions on the future sale of the property. There is, however, an option to purchase on title, which sets out specific guidelines in the contract and does not allow the agreement to be assigned to a third party.
- The Committee noted that the size of houses were not listed in the application but an accessory second dwelling for farm help seems justified for farm workers help based on size of total farm operation, with certain criteria. The fill for the barn is a farm use in accordance with the ALC policies.

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:

1. Forward Development Application No. 7916-0703-000 for the Non-Farm Use to Place Fill, to the Agricultural Land Commission with a recommendation that an additional 1,000 square metres of fill be considered if not detrimental to the viability of the farm operation; and
2. Recommend that the proposed second dwelling application be supported, but including certain regulatory criteria derived from the Ministry of Agricultural "Local Government Bylaw Standards for Temporary Farm Worker Housing".

Carried

The Committee supports Development Application No. 7916-0703-00 because of the overall size of useable farming operations and the economic generator of the business.

**E. ITEMS REFERRED BY COUNCIL**

**F. CORRESPONDENCE**

**G. INFORMATION ITEMS**

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

An update from the February 22, 2017 Environmental Sustainability Advisory Committee (ESAC) meeting was provided by J. Zelazny. At the meeting, Kinder Morgan presented as a delegation on the Trans Mountain Pipeline project and members of ESAC probed about the details of the pipeline location. The ESAC expressed concerns regarding spill protection and how to deal with emergency spillways.

An update was provided regarding the 105 Avenue project through Hawthorne Park which is being proposed to accommodate the Light Rail Transit system along 104 Avenue. Construction is expected to begin in January 2018 and complete in November 2018.

2. **Agricultural Land Commission Exclusion Application Signage**  
Markus Kischnick, Planner, Planning and Development  
File: 6880-75

The Committee noted that an ALC Notice of Application sign posted near 68 Avenue does not meet the requirements of the Agricultural Land Commission, Section 16 of the Agricultural Land Reserve Use, Subdivision and Procedure Regulation. The signage does not provide specific contact information for the City, such as: contact name, mailing address or email.

In the future, members noted that they would like to see applicants provide application information to the City prior to the installation of the sign. Staff advised that the ALR/ALC regulations require that a 'notice of application' sign be installed prior to the application being submitted to the City through the ALC portal. Applications made through the ALC do not appear online as an 'application under review' until application fees are payed, at that time a full and complete ALC applications is submitted to the City through the online Portal.

*J. Sandhar left the meeting at 9:57 a.m.*

## H. INTEGRITY OF THE AGRICULTURE LAND

### I. OTHER BUSINESS

1. **2017 Work Plan**  
Markus Kischnick, Planner, Planning and Development  
File: 0620-20

The Committee discussed which priority of items they would like to be presented at the upcoming 2017 and 2018 AFSAC meetings. It was discussed that the Committee they would like to see components of Canada 150 incorporated into events supported by AFSAC.

The Committee encouraged Mayor & Council to attend Agriculture Week.

It was  
Moved by M. Bose  
Seconded by P. Harrison  
That Agriculture and Food Security Advisory  
Committee request that the drainage Engineering staff appear as a delegation at either the April 6, 2017 or May 4, 2017, Agriculture and Food Security Advisory Committee meeting to provide a presentation on water licences.

Carried

J. NEXT MEETING

The next meeting of the Agriculture and Food Security Advisory Committee will be held on Thursday, April 6, 2017, at 9:00 a.m. in 2E Community 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 10:25 a.m.

  
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Jane Sullivan, City Clerk

  
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Councillor Mike Starchuk, Chair