

Agriculture and Food Security Advisory Committee Minutes

2E - Community Room B
City Hall
13450 - 104 Avenue
Surrey, B.C.
THURSDAY, JUNE 1, 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
M. Hilmer
P. Harrison
S. VanKeulen

Agency Representative:

D. Geesing

Regrets:

H. Dhillon
J. Zelazny
R. Brar

Staff Present:

C. Stewart, Planning & Development
J. Lee, Engineering
R. Dube, Engineering
T. Hayes, Planning & Development
C. Eagles, Legislative Services

A. ADOPTION OF MINUTES

1. The committee is requested to pass a motion adopting the minutes of May 4, 2017.

It was

Moved by M. Bose

Seconded by P. Harrison

That the minutes of the Agriculture and
Food Security Advisory Committee meeting held May 4, 2017, be adopted as
presented.

Carried

B. DELEGATIONS

1. **Old Logging Ditch and Burrows Ditch Integrated Stormwater Management Plan**

Jeannie Lee, Drainage Section, Project Engineer

File: 6880-75

Staff provided a PowerPoint presentation regarding: Development Application 7915-0352-00; the Old Logging and Burrows Ditch Integrated Stormwater Management Plan; and how the objectives and targets of the Plan are intended to be met by developments within the catchment area.

The following comments were made:

- An Integrated Stormwater Management Plan (ISMP) was implemented to protect fish-bearing watercourses, to reduce flooding downstream and erosion in creeks, and to improve water quality and mitigate impacts of urban development. Development applications within the ISMP study area are to preserve base flows and maintain peak flows at existing conditions to conform to the Agricultural and Rural Development Subsidiary Agreement (ARDSA) criteria.

- Staff noted the applicant is proposing to relocate the pond. If the pond is relocated, 300 millimetres of absorbent topsoil will be required. The Committee is supportive of relocating the pond but noted that topsoil will typically harden. Staff clarified that absorbent top soil is enhanced topsoil that can be used for lawns and is made up of minerals and organic soils.
- Staff would like to see the ISMP continue with detention ponds to maintain peak flow seasons. The ISMP cannot be implemented on farmland but staff are implementing it on land that can be developed.
- The Committee expressed concern regarding the fill and release time of detention ponds. Staff noted the detention ponds were designed for one to five year events and found when designed through one and five years, most rainfall occurs at frequencies more than one and five years. Staff are working to ensure detention ponds are activated every two years to ensure less flooding.
- The applicant's consultant was present and noted that a building scheme would be registered on title to ensure the landscaping plans and minimum height of topsoil would be met. A security bond would be held to ensure the designer requirements are also met. Staff noted there are policies in place where inspectors would catch landscaping installations that did not meet the minimum requirements.

The Committee is confident with the applicant fulfilling the application and landscaping requirements. The Committee expressed concern that once homes are occupied there tends to be additional construction of accessory buildings on site. Staff noted the Zoning Bylaw limits and dictates what can happen on these properties.

Staff also continues to monitor existing neighbourhoods that have these similar development restrictions to see if the design criteria requires modification and have systems in place to monitor the rules and regulations.

C. NEW BUSINESS

1. Proposed 22 Unit Townhouse Development

Taryn Hayes, Planner

File: 6880-75; 7916-0095-00

The following comments were made:

- The subject site is 0.46 hectares (1.1 acres) in size and is designated Urban in the Official Community Plan (OCP), zoned One-Acre Residential (RA), and located within the Agriculture Land Reserve (ALR) adjacent to Peace Portal Golf Course.

- The applicant is proposing an amendment to the Douglas Neighbourhood Concept Plan (NCP) from Townhouse (15 upa) to townhouse (20 upa), a rezoning from RA to RM-30, a Development Variance Permit for setbacks, and a Development Permit to permit a 22-unit townhouse development.
- Staff noted that seven trees would be retained along the Agricultural Land Reserve (ALR) and 48 trees will be planted on site around the perimeter within the ALR boundary with a 2 metre landscape buffer.
- The Committee asked if the trees are being relied on as the 3 metre buffer noted in the application and staff clarified they are not. Staff noted there was a study conducted on what constitutes an effective buffer and it was concluded that a minimum of a 12 metre vegetated buffer is effective to mitigate noise. It was noted that two townhouse sites to the South have similar setbacks and buffers.
- The Committee raised concerns about having the primary access point through 4th Avenue.
- Staff noted that a Restrictive Covenant (RC) would be registered on title to inform homeowners that the Peace Portal Golf Course could potentially revert back to agricultural operations. The Committee had concerns that the RC would be insufficient in informing owners what active agricultural business is. The Committee would like to see adjustments to the RC advising owners that active farming includes various noises and smells that many residents are not used to or aware of. It was noted that the Committee needs to address how to educate the general public on active farming operations.
- The Committee noted there is no Development Permit Application for the proposed project.

The Committee would like to see staff modify the RC to not only state that the neighbouring golf course could revert back to agricultural operations but to also inform homeowners that they are living within an active agricultural district. It was asked if the RC could be included in the disclosure documents buyers sign with their lawyers.

It was

Moved by M. Bose

Seconded by S. VanKeulen

That the Agriculture and Food Security

Advisory Committee recommends that the General Manager of Planning and Development support the proposed townhouse development project and recommend that staff modify the Restricted Covenant to inform owners that they are living within an active agricultural district.

Carried

D. OUTSTANDING BUSINESS

1. Ag Week & Soils Workshop

Carla Stewart, Senior Planner

Organizing Committee On-site Meeting for June 1st (to discuss workshop content)

Staff noted their intent for the soils workshop is to provide information to new and existing farmers. A proper venue best suited for farmers to access is not yet determined. Members interested in participating can contact staff or D. Geesing.

J. Sandhar left the meeting at 10:00 a.m.

E. ITEMS REFERRED BY COUNCIL

F. CORRESPONDENCE

1. Request to Appear as a Delegation at the July 6, 2017 AFSAC Meeting

Maggie Koka, Aplin Martin Consultants

File: 7800-01

Correspondence was received from Aplin Martin Engineering Architecture Planning Services on behalf of the applicant requesting to appear as a delegation to provide a presentation on the proposed irrigation district within the Upper Serpentine to improve Surrey's agriculture lands.

The Committee expressed concerns about the lack of contextual information to support the delegation request.

The Committee requested staff to advise future applicants that delegation requests will not be accepted for active development applications.

It was

Moved by M. Bose

Seconded by G. Hahn

That the Agriculture and Food Security

Advisory Committee reject the delegation request.

Carried

The Committee noted any requests from developers or applicants to appear as a delegation should not be accepted.

G. INFORMATION ITEMS

1. Environmental Sustainability Advisory Committee (ESAC) Update

An update from the May 31, 2017 Environment Sustainability Advisory Committee (ESAC) was provided by S. VanKeulen. At the meeting, staff provided an update on the Coastal Flood Adaptation Strategy.

It was noted that the City of Surrey will be receiving the Green City Award from the Federal Government for being the number one city in Canada for sustainability.

H. INTEGRITY OF THE AGRICULTURE LAND

M. Bose discussed the new concept of micro-green vegetation, which creates small, healthy vegetables in growing environments within shipping containers. This type of growing could possibly be as popular as organic and is currently being practiced in Massachusetts, USA. This system could assist farmers by extending their growing seasons through winter. The Committee will monitor a local farmer's project and provide the results to AFSAC.

I. OTHER BUSINESS


J. NEXT MEETING

The next meeting of the Agriculture and Food Security Advisory Committee will be held on Thursday, July 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 10:37 a.m.



Jane Sullivan, City Clerk



Councillor Mike Starchuk, Chair