

Agriculture and Food Security Advisory Committee Minutes

2E - Community Room B
City Hall
13450 - 104 Avenue
Surrey, B.C.
THURSDAY, JULY 6, 2017
Time: 9:00 a.m.
File: 0540-20

Present:

Councillor Starchuk, Chair
M. Bose, Vice-Chair
B. Sandhu
D. Arnold
G. Hahn
H. Dhillon
J. Sandhar
J. Zelazny
P. Harrison
R. Brar
S. VanKeulen

Agency Representative:

K. Mark

Regrets:

M. Hilmer
D. Geesing

Staff Present:

A. Rossi, Planning & Development
C. Elder, Engineering
C. Lumsden, Planning & Development
C. Stewart, Planning & Development
H. Sondh, Planning & Development
K. Broersma, Planning & Development
L. Pitcairn, Planning & Development
M. Kischnick, Planning & Development
M. Penneton, Deputy City Clerk
M. Skyers, 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 June 1, 2017.

It was

Moved by M. Bose

Seconded by P. Harrison

That the minutes of the Agriculture and
Food Security Advisory Committee meeting held June 1, 2017 be adopted as
presented.

Carried

B. DELEGATIONS**C. OUTSTANDING BUSINESS****D. NEW BUSINESS**

1. **Non-Farm Use to Permit a Second Dwelling in the ALR**
Adam Rossi, Associate Planner
File: 6880-75; 7917-0238-00

The following comments were made:

- The subject property is approximately 16.3 hectares (40 acres) in size, designated Agricultural in the Official Community Plan (OCP), zoned General Agricultural Zone (A-1), and located within the Agricultural Land Reserve (ALR).

- The subject property is located within a Development Permit Area (DPA) for flood prone hazard lands and sensitive ecosystem. The site is classified as farmland under the *Assessment Act*.
- The applicants are proposing to build a second dwelling in the south-west corner of the subject farm property adjacent to Highway 15. The dwelling would be approximately 750 square metres (8,073 square feet) in area and would house the farm owners and seasonal workers. 0.1 hectares (0.25 acres) of fill is being requested to create a residential farm home plate for the proposed second dwelling. The request for a second dwelling and related fill requires the Agricultural Land Commission's approval.
- The applicants are proposing to rezone the site from General Agriculture Zone (A-1) to Comprehensive Development Zone (CD) to permit the second dwelling. A Development Permit for flood prone hazard lands and sensitive ecosystem area would be required.

Discussion

- The Committee noted they had no concerns with permitting a second dwelling but are concerned with allowing the CD Zoning without restrictions in place. The Committee wants to ensure the permitted second dwelling would be a single family residence and not a duplex or hotel.
- Staff clarified to the Committee that under the A-1 Zoning, a second dwelling is not permitted. CD Zoning is required to permit a second dwelling. Staff clarified they are able to restrict size and set-backs for CD Comprehensive and that the restrictions will be specific to the application. The farm home plate guidelines will still apply.

The Committee noted they would like to remain informed on the subject application.

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 Development Application 7917-0238-00 and refer the
application to the Agricultural Land Commission (ALC).
Carried

2. **Non-Farm Use to Permit a Private School in the ALR**
Adam Rossi, Associate Planner
File: 6880-75; 7917-0253-00

The following comments were made:

- The subject property is approximately 12.5 hectares (31 acres) in size, designated Agricultural in the Official Community Plan (OCP), zoned General Agricultural Zone (A-1) and located within the Agricultural Land Reserve (ALR). The subject property is located within a Development Permit Area (DPA) for flood prone hazard lands and sensitive ecosystem.
- There are no structures on the property and the applicant is proposing a non-farm use to permit the construction of a Kindergarten to Grade 12 private school, Sikh Agricultural Academy. The applicants have applied to rezone the site to a Comprehensive Development Zone (CD)
- Under Section 18 of the *Agricultural Land Commission Act*, a local government may not permit a non-farm use on agricultural land or permit a building to be erected on the land except for farm use.
- The applicants retained an Agrologist to review the site's soil capabilities.

Discussion

- The Committee is supportive of agricultural schools but has concerns of the proposed application's loss of ALR lands and the precedent it may set.
- It was noted by the Committee that they should provide comment on how the applicant could maintain the most land for farming use and to improve the overall proposal. It was noted illegal fill was placed on the parcel.
- One member stated they are opposed to the application because the school would not be growing food.
- Staff clarified that the entire property is for non-farm use, not just the front portion. In response to the Committee, staff clarified that a buffer requirement is not for agriculture but is for a riparian setback for the creek. As the application is within the ALR, there is no buffer requirement.
- The Committee questioned if there was a benefit to agriculture. It was noted that schools are needed in Surrey and the surrounding area and the Provincial Government would benefit from the subject application. It was mentioned there is a substantial benefit to the farming community and members should focus on how to make the subject application the best it can be.
- The Committee would like to see the East end of the property remain agricultural and farmed and have only the front portion as non-farm use.

The Committee expressed concerns of losing such a large footprint of ALR lands and noted the City could provide parkland to the North for the schools playing field to reduce the non-farm use footprint. The Committee noted if Agricultural lands can be removed from the ALR for a school then why couldn't the City provide parkland for a grass playing field. It was noted that the City cannot aid private development with City owned parkland nor place development within a stormwater catchment facility.

The Committee would like to see the application limit the non-farm use area.

It was

Moved by M. Bose

Seconded by M. Dhillon

That the Agriculture and Food Security Advisory Committee recommend to the General Manager of Planning and Development that Development Application 7917-0253-00 be referred back to staff to limit the non-farm use area and have the City consider offering parkland to the North for a playing field to reduce the size of the non-farm use footprint.

Carried

G. Hahn opposed

3. Rezoning/ Non-Farm Use/ Development Permit

Christopher Lumsden, Associate Planner

File: 6880-75; 7917-0112-00

The following comments were made:

- The subject property is approximately 10.08 hectares (24.9 acres) in size, designated Agricultural in the Official Community Plan (OCP), zoned General Agricultural Zone (A-1) and located within the Agricultural Land Reserve (ALR).
- The subject property is located within a Development Permit Area (DPA) for sensitive ecosystems streamside areas and for hazard lands as it falls within the 200-year flood plain of the Serpentine River. It is also classified as farmland under the *Assessment Act*.
- The applicant is proposing to retain an existing dwelling and to construct a second dwelling. The residential fill would increase to 0.203 hectares (0.502 acres). The request for a second dwelling and proposed fill requires the Agricultural Land Commission's approval.
- Staff clarified the subject property is used for blueberry operations which the owners have extended their lease with the farming operations company. Six horses are kept on the property for personal use.

It was noted that staff suggested registering a Statutory Right of Way around the entire property for the purposes of drainage/ditch maintenance but this could be reduced to just the portion by the residential dwelling. The Committee expressed concerns that a rezoning will trigger Statutory Right of Ways for other applications.

It was

Moved by S. VanKeulen

Seconded by M. Bose

That the Agriculture and Food Security Advisory Committee recommend to the General Manager of Planning and Development to support Development Application 7914-0112-00 without the Statutory Right of Way.

Carried

4. Development Permit for Farm Protection

Keith Broersma, Planner

File: 6880-75; 7916-0118-00

The following comments were made:

- The subject site is 12.4 hectares (30.6 acres) in area and consists of five parcels. The site is designated Mixed Employment in the Official Community Plan (OCP) and Commercial/ Business Park in the Highway 99 Corridor Local Area Plan (LAP).
- The applicant is proposing to develop a private school on the south portion of the site and townhouses on the northern properties. The applicant is also proposing to convey the Fergus Creek riparian area and a park site to the City as part of the application.

The Committee expressed concerns with pesticide use, as it requires greater setbacks for schools within the ALR. The Committee does not see any issues with the subject application but would prefer to see the development setbacks be consistent with the Development Permit requirements. Without proper setbacks, the Committee recommends that the application not be supported.

It was

Moved by S. VanKeulen

Seconded by D. Arnold

That the Agriculture and Food Security

Advisory Committee recommend to the General Manager of Planning and Development that Development Permit Application 7916-0118-00 be referred back to staff to ensure setbacks are consistent with the Development Permit requirements.

Carried

5. Development Application 7915-0020-00**Meadow Valley Meats**

Christopher Wilcott, Planner

File: 6880-75; 7915-0020-00

The following comments were made:

- The application was previously presented to the Committee on May 5, 2016, and was recommended the application be supported for proposed non-farm use for an abattoir on the Agricultural Land Reserve. The site plan has since been reconfigured to accommodate road dedication for the future Colebrook Road. If a non-farm use application is supported, the application will be forwarded to the Agricultural Land Commission (ALC).
- A Development Permit to regulate the form and character of the proposed abattoir will be submitted if the application is supported.

It was noted by the Committee that the subject application is a net benefit to both Surrey and the Province.

It was Moved by M Bose
Seconded by S. VanKeulen
That the Agriculture and Food Security
Advisory Committee recommend to the General Manager of Planning and
Development to support Development Permit Application 7915-0020-00.
Carried

The Chair left the meeting at 11:05 a.m. and M. Bose assumed the role of the Vice-Chair.

6. Development Permit for Farm Protection

Heather Kamitakahara, Planner

File: 6880-75; 7915-0352-00

The following comments were made:

- The subject property is 22.6 hectares (55.8 acres) in size, designated Suburban in the Official Community Plan (OCP) and Proposed One Acre Residential Gross Density (RA-G) in the North Grandview Heights Neighbourhood Concept Plan (NCP).
- The applicant is proposing to amend the North Grandview Heights NCP to amend the land use designation from Proposed One Acre Residential Gross Density (RA-G) to Single Detached (2 upa).

The Committee expressed concerns for the proposed densities and if they meet with the NCP designation. The Committee suggested triple glazing to the four lots on the northern portion. The Committee asked staff if the buffer along 32 Avenue is taken into account for the four lane expansion. Staff clarified a tree line is proposed to be constructed along 32 Avenue and the applicant is exceeding buffering requirements for single family dwellings.

It was Moved by S. VanKeulen
Seconded by P. Harrison
That the Agriculture and Food Security
Advisory Committee recommend to the General Manager of Planning and
Development to support Development Application 7915-0352-00.
Carried

R. Brar left the meeting at 11:20 a.m.

7. Proposed Rezoning from A-1 to CD (based on A-1) and Application to ALC for Non-farm Use

Harpreet Sondh, Planner

File: 6880-75; 7912-0036-00

The following comments were made:

- The subject property is approximately 4.0 hectares (9.9 acres) in size, 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 steep slope prone hazard lands and sensitive ecosystems.
- The applicant is proposing a non-farm use application and to rezone from General Agricultural Zone (A-1) to Comprehensive Development Zone (CD), based on A-1, in order to bring the existing nursery use into legal compliance to allow retail sales of products that are not produced onsite. The application will require the approval of non-farm use by the Agricultural Land Commission. The property is not utilized for farming.
- The application was previously presented to the Committee on July 1, 2012, and was not supported. An active violation for illegal filling and operating a business without permits has been posted on the property since 2011.

The Committee encourages the applicant to start producing on the site or alternatively, lease it to someone who could.

It was

Moved by D. Arnold

Seconded by J. Zelazny

That the Agriculture and Food Security Advisory Committee recommend to the General Manager of Planning and Development to not support Development Application 7912-0036-00.

Carried

E. ITEMS REFERRED BY COUNCIL

F. CORRESPONDENCE

G. INFORMATION ITEMS

1. Environmental Sustainability Advisory Committee (ESAC) Update

No update was provided.

H. INTEGRITY OF THE AGRICULTURE LAND**1. Obstruction of Farm Use**

The Committee noted a property in huge obstruction of farm use within the ALR. Staff clarified they will have Bylaws and Licensing Services connect with the Agricultural Land Commission for follow-up.

I. OTHER BUSINESS**1. Coastal Flood Strategy**

The Coastal Flood Strategy has recently completed one of their phases and an advisory group is anticipated to meet two or three times over the next nine months to review options identified in the strategy. The next meeting is scheduled for July 25, 2017, 8:30 am to 1:00 pm at Surrey City Hall.

2. AG Week

Staff noted that filming will take place at City Hall during the Fall so Pie in the Plaza will be moved to the City Centre Mall Plaza on Saturday. It is anticipated it will start in the early evening the second week of September.

J. NEXT MEETING

The next meeting of the Agriculture and Food Security Advisory Committee will be held on Thursday, September 7, 2017, at 9:00 am in 2E Community Room B.

K. ADJOURNMENT

It was

Moved by P. Harrison


Seconded by B. Sidhu

That the Agriculture and Food Security

Advisory Committee meeting do now adjourn.

Carried

The Agriculture and Food Security Advisory Committee adjourned at 11:36 am.


Jane Sullivan, City Clerk


Councillor Mike Starchuk, Chair