

# *Agriculture and Food Security Advisory Committee - Minutes*

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**Present:**

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

**Agency Representative:**

D. Geesing

**Regrets:**

R. Brar

**Staff Present:**

A. Rossi, Planning & Development  
C. Lumsden, Planning & Development  
M. Kischnick, Planning & Development  
R. Dube, Engineering  
S. MacIntyre, Planning & Development  
C. Eagles, Legislative Services

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**A. ADOPTION OF MINUTES**

1. The committee was requested to pass a motion adopting the minutes of September 7, 2017.

It was

Moved by M. Bose

Seconded by G. Hahn

That the minutes of the Agriculture and Food Security Advisory Committee meeting held September 7, 2017 be adopted as presented.

Carried

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

1. **Proposed Exclusion from the ALR**  
Adam Rossi, Associate Planner  
File: 6880-75; 7917-0316-00

The following comments were made:

- The subject site consists of six parcels owned by a different owner, totaling approximately 14.9 hectares (37 acres), is designated Agricultural in the Official Community Plan (OCP), zoned General Agricultural Zone (A-1) and located within the Agricultural Land Reserve (ALR). The six contiguous parcels of land that make up the site are within the ALR and are not classified as farmland under the *Assessment Act*. The applicant is requesting to have the six subject parcels excluded from the ALR.

H. Dhillon declared a conflict of interest and left the meeting at 9:10 a.m.

- It was noted that the applicant indicated there is a history of farming on the subject properties for hay crop but commercial agriculture activities have ceased due to significant agricultural limitations. The applicant has not proposed an alternative land use for the subject properties and inclusion of land to offset the ALR exclusion is not being proposed.
- The Committee asked how the parcels would be taxed if excluded from the ALR and staff stated the tax would be based on the proposed use and zoning of the site and indicated that agricultural zoned sites are zoned at an agricultural rate and residential or industrial zoned sites are taxed at their applicable rates. Staff verified that any land owner is able to make an application for exclusion, but each will be weighed on their own merits.
- A Committee member indicated that the land is farmable and had been farmed for vegetable production in the past with the existing soils and conditions to other farms in the area. A committee member indicated that the Class 4 soils could be improved to Class 3 and Class 3 soils could be improved to Class 2.

The Committee stated there is no net benefit to agriculture and the exclusion would significantly increase value and demand for farmland.

The Committee noted the application does not meet the City exclusion criteria or Policy 0-51 for Council considerations of evaluating applications for exclusion of land from the ALR.

It was Moved by M. Bose  
 Seconded by D. Arnold  
 That the Agriculture and Food Security  
 Advisory Committee recommend to the General Manager of Planning and  
 Development to not support Development Application 7917-0316-00.  
Carried

H. Dhillon returned to the meeting at 9:35 a.m.

**2. Rezoning / Development Permit / Development Variance Permit /  
 Subdivision**

Christopher Lumsden, Associate Planner  
 File: 6880-75; 7917-0337-00

The following comments were made:

- The subject property is 0.43 hectares (1.06 acres) in size and designated Suburban in the Official Community Plan (OCP), zoned One-Acre Residential Zone (RA) and located outside of the Agricultural Land Reserve (ALR). The site is not classified as farmland under the *Assessment Act*.

- There is currently one single family dwelling on the property. The applicant is proposing to rezone from One-Acre Residential Zone (RA) to Half-Acre Residential Zone (RH) in order to permit subdivision into two half-acre single family lots. In order to facilitate a side-by-side configuration the applicant is proposing a Development Variance Permit (DVP) to reduce the minimum lot width of the RH Zone from 30 metres to 24 metres. The overall coverage of all proposed buildings fall below the 20% maximum lot coverage of the RA Zone.
- The subject property is encumbered by an existing Class B watercourse and within 50 metres of the ALR boundary, a Sensitive Ecosystems Streamside Areas) Development Permit and Farm Protection Development Permit will be required as part of the application.
- As part of the application, a stand-alone Section 219 Restrictive Covenant (RC) will be registered on title to ensure the installation of the landscaping buffer and establish maintenance criteria for future homeowners. Staff clarified the RC would include content regarding farming noises and smells.
- The Committee expressed concerns to ensure that future residents are informed of the RC conditions and proximity of homes next to active farming areas. Discussion ensued regarding other methods to ensure future homeowners are aware they live next to farmland, such as signage near the ALR edge.

The Committee indicated the application was appropriate and consistent with city policy and bylaw standards.

It was Moved by M. Bose  
 Seconded by M. Hilmer  
 That the Agriculture and Food Security  
 Advisory Committee recommend to the General Manager of Planning and  
 Development to support Development Application 7917-0337-00  
Carried

### 3. Land Use Review of Sunnyside Heights at 168 Street ALR Interface

Steve MacIntyre, Planner

File: 6520-20

The following comments were made:

- The Planning and Development Department is conducting a comprehensive review of land uses in the south side of Sunnyside Heights New Concept Plan (NCP) area, where several requests for land use designation amendments are pending.
- Staff are requesting comments with respect to potential agricultural related impacts associated with:
  - Updating the approved 2010 Sunnyside Heights NCP to reflect current OCP standards for ALR setbacks and buffering; and

- Changing the designation of land located adjacent to the ALR from Suburban to Urban.
- Staff provided the Committee with three proposed land use options for a triangle portion between 14 and 16 Avenue at 168 Street. Option A included existing NCP Land Use, Option B was medium density, and Option C was multiple row housing. Staff noted they received input from area stakeholders at an October 2, 2017 open house. Examples of various residential housing products that would fit in to the density categories on each land use option were illustrated.
- The Committee noted that the ALR landscape buffer should be increased if a higher density option is chosen. The Committee would like to see the ALR buffer be at a minimum of 15 metres or more. Staff clarified that when a road is present between the development and ALR, typically a 15 metre buffer was seen as sufficient as this is what is indicated in the NCP and current standards for buffers where roads separate ALR lands and residential development range between 10-12 meters.
- The Committee was supportive of future development having rear laneways and central access points for servicing rather than front driveway access on 168 Street. The Committee noted the layout reduces the number of breaks in the ALR buffer and helps alleviate traffic.
- Staff advised that the demand for higher density forms of housing is growing as families are now moving into townhouses as detached residential units are increasing in cost. The Committee is supportive of developing higher density and wants to take a realistic approach to determine where families can afford to live, while ensuring sufficient buffers and separation between ALR lands and Urban development.

The Committee would like the application to be brought forward with an increase to the proposed buffer design. Staff advised that each future development application adjacent to the ALR would be brought forward to AFSAC once Council adopts a new NCP and any ALR buffer criteria. The Committee would like to see the buffer be a minimum of 20 to 25 metres with higher density development, in order for conveyance of the buffer to become City owned and maintained parkland and provide for a wildlife corridor as part of the City's Biodiversity Conservation Strategy Green Infrastructure Network.

It was

Moved by M. Bose

Seconded by D. Arnold

That the Agriculture and Food Security

Advisory Committee recommend to the General Manager of Planning and Development Option C, High Density Multiple Residential Option within the entire triangle, including a buffer that is large enough to become City owned and maintained parkland and a wildlife corridor connection in the City's Green Infrastructure Network.

Carried

**E. ITEMS REFERRED BY COUNCIL****F. CORRESPONDENCE****G. INFORMATION ITEMS****1. Environmental Sustainability Advisory Committee (ESAC) Update**

J. Zelazny provided an update from the September 20, 2017 ESAC meeting. ESAC approved a delegation request from Aplin and Martin regarding water quality for a proposed irrigation development. Transportation staff provided an update on the 105 Avenue Connector Project which included information related to an increase in parkland at Hawthorne Park. Staff also provided a presentation on Waste Reduction at City Events.

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

**K. ADJOURNMENT**

It was

Moved by M. Bose

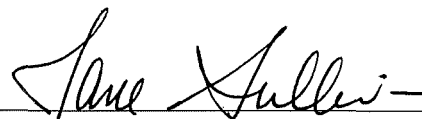
Seconded by S. VanKeulen

That the Agriculture and Food Security

Advisory Committee meeting do now adjourn.

Carried

The Agriculture and Food Security Advisory Committee adjourned at 10:36 a.m.

  
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Jane Sullivan, City Clerk

  
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Councillor Mike Starchuk, Chair