

Agriculture and Food Security Advisory Committee Minutes

Present:

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

Agency Representative:

D. Geesing

Regrets:

J. Sandhar
R. Brar
S. VanKeulen

Staff Present:

C. Atkins, Planning & Development
C. Stewart, Planning & Development
M. Kischnick, Planning & Development
R. Dube, Engineering
T. Buchmann, Engineering
C. Eagles, Legislative Services

A. ADOPTION OF MINUTES

1. The committee is requested to pass a motion adopting the minutes of October 5, 2017.

It was

Moved by M. Bose

Seconded by P. Harrison

That the minutes of the Agriculture and Food Security Advisory Committee meeting held October 5, 2017 be adopted as presented.

Carried

B. DELEGATIONS

C. OUTSTANDING BUSINESS

D. NEW BUSINESS

1. **Development Permit for Farm Protection**

Christopher Atkins, Senior Planner

File: 6880-75; 7917-0143-00

- The subject property consists of two parcels and is 23 hectares (57 acres) in size, designated Suburban and Agricultural in the Official Community Plan (OCP) and zoned Comprehensive Development (CD Bylaw No. 11891) and Golf Course Zone.
- The applicant is proposing to develop 8 lots consisting of a 4-storey mixed-use building, 269 townhouse units and an amenity building. A small remainder portion located northeast of the Eagle Quest Golf Course will not be developed in order to retain a mature tree.

- The applicant is proposing to amend the OCP from Suburban to Multiple Residential, rezone from Comprehensive Development (CD Bylaw No. 11891) and Golf Course Zone (CPG) to Comprehensive Development (based on the Multiple Residential 30 Zone, RM 30, and Multiple Residential 45 Zone, RM 45), subdivide to create two townhouse lots, one mixed-use building lot, five open space lots to protect the existing watercourses and to expand upon the existing City open space, and leave one remainder lot for the Eagle Quest Golf Course.
- A Development Permit will be required for regulating the form and character of the proposed mixed-use building and townhouse development. A Development Variance Permit for encroachments into the riparian area will also be required.
- The applicant is proposing to develop land that is within 300 metres of the Agricultural Land Reserve (ALR). Most of the southern parcel is within the ALR but will not be developed and remain as a golf course. The northern parcel is located entirely outside of the ALR. The Committee expressed concerns that the lands may not always be a golf course and may likely be farming operations in the future as any lands in the ALR are still reserved for future agricultural use in the long term.
- The Committee suggested adjusting the road and development to the north to allow inclusion of ALR buffer requirements. City Staff suggested that it may not be feasible as a Statutory Right of Way in favour of Fortis BC runs through the property which consists of gas pump stations and gas lines.
- The Committee is supportive of increased housing density and the idea of townhomes adjacent to the ALR edge to allow for the growing population, but believe the application should respect the City's setbacks and buffer requirements as identified in the Official Community Plan Farm Protection Development Permit Guidelines. Members asked if the application would have Restrictive Covenants (RC) to ensure requirements such as triple glazing on windows is implemented. Staff verified that Development Permits do require RC's and will have such restrictions such as triple glazing and the direction of where patios and windows face.

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 refer Development Application 7917-0143-00 back to staff in order to meet additional OCP Farm Protection Development Permit compliance issues.

Carried

E. ITEMS REFERRED BY COUNCIL

F. CORRESPONDENCE**1. Delegation Request**

File: 0550-20-10

Correspondence was received from Young Agrarians requesting to appear as a delegation to provide a presentation on the Young Agrarians Land Matching Program.

It was

Moved by M. Bose

Seconded by M. Hilmer

That the delegation request from Young Agrarians be considered at the December 7, 2017 Agriculture and Food Security Advisory Committee meeting.

Carried**G. INFORMATION ITEMS****1. Environmental Sustainability Advisory Committee (ESAC) Update**

There was no update provided.

2. Timeline for Referral of Exclusion Applications to the ALC

Kamelli Mark, Regional Planner, Agricultural Land Commission

File: 6880-75

The following information for timeline requirements for referring exclusion applications to the ALC was clarified by the Agricultural Land Commission (ALC).

If the local government intends to forward the exclusion application to the ALC for review, the application material must be sent to the ALC within 90 days following receipt of the exclusion application (if a public information meeting is held), or within 60 days following receipt of the exclusion application in all other cases.

The Committee requested that staff arrange for a meeting with the ALC and planners to see if the process is working effectively.

H. INTEGRITY OF THE AGRICULTURE LAND

The Committee discussed properties within the ALR that had illegal fill and non-farm use truck parking.

I. OTHER BUSINESS**1. Verbal Updates**

J. NEXT MEETING

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

K. ADJOURNMENT

It was

Moved by P. Harrison


Seconded by M. Bose

That the Agriculture and Food Security

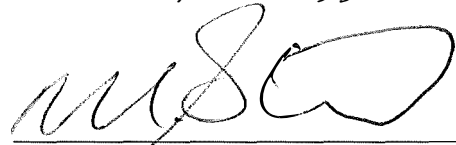
Advisory Committee meeting do now adjourn.

Carried

The Agriculture and Food Security Advisory Committee adjourned at 9:50 a.m.



Jane Sullivan, City Clerk



Councillor Mike Starchuk, Chair