

Agriculture and Food Security Advisory Committee Minutes

Present:

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

Regrets:

J. Zelazny
H. Dhillon

Staff Present:

C. Atkins, Planning and Development
C. Wilcott, Planning and Development
M. Kischnick, Planning and Development
R. Dube, Engineering
C. Eagles, Legislative Services

A. ADOPTION OF MINUTES

1. The committee is requested to pass a motion adopting the minutes of November 2, 2017.

It was

Moved by M. Bose

Seconded by P. Harrison

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

Carried

B. DELEGATIONS

1. **Young Agrarians Land Matcher, Lower Mainland**
Darcy Smith, Young Agrarians Land Matcher and Sara Dent, BC Program Manager
File: 0250-20

The delegation provided a power-point presentation on the Young Agrarians Land Matching Program and highlighted the following information:

- The delegation noted that the goal is to develop secure, long-term agreements between farmer's and land owner' and to ensure that existing farmland continues to be farmed. Young Agrarians believes land matching is a necessary solution as the existing farming population is aging and many do not have a succession plan. Also noted was the amount of ALR land that was not being used for production.
- The role of land matching is to screen available land and land owners, develop inventory of land for lease, support negotiations and finalize lease agreements. Young Agrarians provides a wide range of tools and resources for new farmers such as their Land Use Map, Farmable NOW, and their Land Matching Pilot Project. The delegation has seen an increase in demand for available land.

- Young Agrarians is currently completing a Lower Mainland Land Matching Pilot Program in partnership with the City of Surrey and in collaboration with Quebec's ARTERRE. The delegation noted that land matching is a proven solution based on the Quebec land matching model.
- The Committee noted the Program is missing an equipment link as farmers would typically require certain equipment to carry on business. It was suggested the Program find a partner to lease equipment. The Committee expressed concerns for the need of lenders to provide farmers with access to borrowing funds. In response, the delegation noted they have established a network of banks to lend money such as Farm Credit Canada and Vancity Credit Union.
- Young Agrarians learned that they lacked in finding a more collaborative approach to reach new farmers. It was noted there is a large inventory of small parcels and the organization usually recommends to new farmers that they start small (under 5 acres).
- The Committee noted that it would be beneficial if the Program could obtain data for the success rate of new farms in British Columbia.

It was noted that the Ministry of Agriculture has confirmed funding to support the Program. The delegation requested endorsement of the Land Matching Program and a continuation of their partnership with the City of Surrey.

The delegation noted an interest to present to Council.

It was Moved by M. Bose
Seconded by R. Brar
That the Agriculture and Food Security

Advisory Committee:

1. Endorse the Young Agrarians Farm Land Matching Program and recommend that Council support the appearance of a delegation; and
2. Direct staff to work with the Young Agrarians to acquire a grant from the City of Surrey for the 2018 season.

Carried

Councillor Starchuk left the meeting at 10:04 a.m. and M. Bose assumed the role of the Chair.

C. OUTSTANDING BUSINESS

D. NEW BUSINESS**1. Proposed Rezoning and Subdivision Adjacent to ALR Land**

Christopher Wilcott, Planner

File: 6880-75; 7917-0280-00

The following comments were made:

- The subject property is zoned CD (Bylaw No. 11829), designated as Suburban in the Official Community Plan (OCP) and currently contains one dwelling which the applicant wishes to retain. The parcel is adjacent to the Agricultural Land Reserve (ALR).
- The applicant is proposing to rezone the subject parcel to Comprehensive Development (CD) Zone based on Half-Acre Residential Zone (RH) from one to two lots while retaining the existing dwelling. The two proposed lot sizes are 1995.16 square metres (0.49 acres) and 2039.31 square metres (0.50 acres).
- Staff clarified that the minimum building setback is supposed to be 37.5 metres and the applicant is proposing 33.4 metres. Staff noted the minimum vegetation buffer is suggested for 7.5 metres to 12 metres, and the current application does not meet the minimum standards.
- Staff clarified that buffer design proposed could be adjusted to increase the buffer width in some areas, to make up for smaller buffer widths next to existing home, as part of the farm protection development Permit.

The Committee expressed concerns of development on the neighbouring lands and would like to see the buffer proposal on the neighbouring properties that is consistent with city standards, in order to better visualize the subject application. The Committee would like to see the application be referred back to staff to ensure consistency with neighbouring properties buffer design.

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 refer Development Application 7917-0280-00 back to staff to ensure continuity of the landscape buffers with future development the neighbouring properties to the West.

R. Brar left the meeting at 10:26 a.m.

2. Application to Develop Land within 50 metres of the ALR

Christopher Atkins, Senior Planner

File: 6880-75; 7915-0268-00

The following comments were made:

- The subject application was previously considered at the May 5, 2016 AFSAC meeting which staff indicated the project would return to AFSAC once the design had progressed into detail. The application has slight modifications including an additional parcel and road dedication. The applicant is proposing to construct a 5-storey Level 4 Senior's Care Facility, rezone the site from One Acre Residential Zone (RA) and Light Impact Industrial Zone (IL) to Comprehensive Development Zone (CD) based on Special Care Housing 2 Zone (RMS-2).
- The Committee expressed concerns with the green space alongside the ALR boundary. Staff clarified the green space is regulated with a development permit and will form part of the buildings landscape plans..
- Staff identified that Farm Protection measures proposed do not meet the standards identified in the Development Permit Guidelines, and that there is the potential for future nuisance complaints regarding adjacent farm practices given the close proximity of the building and limited landscape screening.

The Committee stated that the application is a much needed project and the organization is well respected.

It was Moved by M. Hilmer
 Seconded by D. Arnold
 That the Agriculture and Food Security
 Advisory Committee recommend to the General Manager of Planning and
 Development to support Development Application 7915-0268-00.
Carried

E. ITEMS REFERRED BY COUNCIL

F. CORRESPONDENCE

1. Delegation Request

Correspondence was received from Emerson Khosa to appear as a delegation at the January 11, 2018, AFSAC meeting to provide a presentation on how certain City Bylaws applied to ALR land render designated farm activities impractical and financially unfeasible.

The Committee expressed interest to listen to the challenges the delegation is facing.

It was Moved by S. VanKeulen
 Seconded by P. Harrison
 That the delegation request from Emerson
 Khosa be considered at an upcoming Agriculture and Food Security Advisory
 Committee meeting.

Carried

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

An update from the November 2, 2017 Environmental Sustainability Advisory Committee (ESAC) meeting was provided by S. VanKeulen as follows:

- Staff presented on the Parks, Recreation and Culture Strategic Plan which includes a 10 year ambitious plan and a \$336 million budget. Staff presented statistics on community engagement.
- A motion was made to council to direct staff to develop a city-wide urban management strategy that meets sustainability objectives.

2. ALC Information Update

File: 6880-75

An ALC information update on new and modified ALC policies was circulated to the Committee as information. Staff will provide comments on the requirement for exclusion application notification and will provide to the Committee as information once drafted.

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, January 11, 2018, at 9:00 a.m. in 2E Community Room B.

K. ADJOURNMENT


It was

Moved by S. VanKeulen
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 11:06 a.m.


Jane Sullivan, City Clerk


Councillor Starchuk, Chair