

# *Agriculture and Food Security Advisory Committee Minutes*

**Present:**

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

**Agency Representative:**

D. Geesing

**Regrets:**

H. Dhillon  
R. Brar

**Staff Present:**

C. Stewart, Planning and Development  
C. Wilcott, Planning and Development  
D. McLeod, Engineering  
R. Dube, Engineering  
C. Eagles, Legislative Services

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## **A. ELECTIONS AND APPOINTMENTS**

Councillor Starchuk was appointed Chair of the Agriculture and Food Security Advisory Committee by Mayor and Council on December 15, 2014.

It is in order for the Committee to elect a Vice-Chair for the 2018 calendar year.

It was

Moved by G. Hahn

Seconded by P. Harrison

That the Agriculture and Food Security

Advisory Committee (AFSAC) appoint Mike Bose as the Vice-Chair for the 2018 calendar year.

Carried

It was

Moved by G. Hahn

Seconded by P. Harrison

That in the absence of the Chair, the 2018

adopted AFSAC schedule of meeting dates will be upheld with the newly elected Vice-Chair leading the meeting.

Carried

## **B. ADOPTION OF MINUTES**

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

It was

Moved by M. Bose

Seconded by M. Hilmer

That the minutes of the Agriculture and

Food Security Advisory Committee meeting held December 7, 2017 be adopted as presented.

Carried

**C. DELEGATIONS****1. Direct to Consumer Farm Sales**

Emerson Khosa, Farmer

The delegation provided a presentation on how to increase access to local produce and help local farmers become more competitive in a global market facing high land prices.

The following policies were referenced:

City of Surrey Zoning Bylaw No. 12000; Part 10.2 A-1

[http://www.surrey.ca/bylawsandcouncillibrary/BYL\\_Zoning\\_12000.pdf](http://www.surrey.ca/bylawsandcouncillibrary/BYL_Zoning_12000.pdf)

ALC Policy

<https://www.alc.gov.bc.ca/alc/content/legislation-regulation/alc-policies>

The delegation highlighted the following information:

- The delegation is a farmer and noted that the needs of consumers are changing and many consumers want locally grown food. Consumer demand has been shifting over the past decade where consumers are beginning to prefer direct to consumer produce. Consumers want to know where their food comes from, who grows it, and how it was grown.
- There are two ways to sell directly from farms: retail and wholesale. The delegation noted there are two different policies with respect to retail sales, the ALC policy and the City of Surrey Zoning Bylaw No. 12000. Both policies assist to help farmers protect land and ensure it is used for agricultural purposes. The delegation noted that both policies protect farmland but only the ALC policy helps farmers be economically viable.
- The delegation brought Part 10.2 A-1 of the Surrey Zoning Bylaw No. 12000 to the Committee's attention and was of the opinion that Part 8 (iv) and (v) are outdated and inhibit access to healthy local food for the residents of Surrey. He noted this is making smaller scale acreages economically and financially unfeasible as farming businesses, as they require all sales to be entirely within a building and be an accessory use to a single family dwelling.
- The delegation discussed the challenges to accessing locally grown produce, such as current building regulations, particularly in the Agriculture Land Reserve, in that buildings can take up to five years to construct because of needing to wait for pre-loading. He noted the time frame limits the abilities of smaller scale farmers to run farming businesses as they have large mortgages to pay. He also noted that the construction of a building is not always an option as many farmlands are being leased.

- The delegation proposed a pilot project for the City of Surrey to not apply Sections (iv) and (v) of Part 8 for farm retail sales; furthermore, to determine if the sections still apply in current bylaws and legislation, as they were written in September 1993.

S. VanKeulen arrived to the meeting at 9:22 a.m.

In response to the delegation, the Committee noted the following information:

- The delegation missed that all farms do not have water or water licenses and new water licenses are not being issued. It does not mean you have legal irrigation if a well is present.
- Farmers selling at the roadside may not meet food safe standards and this could potentially drive prices down. Further competition would lessen the viability of farm stands.
- The Committee expressed concern that some kind of fixed structure would be needed. He noted the history of the Zoning Bylaw 12000 was so existing dwellings could not build a retail facility.
- Concerns were raised why the bylaw did not allow for outside display. The Committee agreed that the bylaw was written at a time that made sense, whereas now there is disconnect between the bylaw and the *ALC Act*.
- Staff mentioned there is concern regarding the large houses that are being built and how there is merit to review the policies based on that issue. Staff verified they will look into the zoning bylaw and the background of no outdoor sales. Staff clarified that a permanent structure would likely be required.

The Committee thanked the delegation in their interest for exposure to locally grown food in the industry. The Committee is not opposed to the delegation's suggestion but expressed concern of small buildings around the City that would not comply with food safety.

It was

Moved by M. Bose

Seconded by P. Harrison

That the Agriculture and Food Security

Advisory Committee direct staff to look into historical records for Surrey Zoning Bylaw No. 12000 and report back to AFSAC if a pilot project is feasible.

Carried

#### D. OUTSTANDING BUSINESS

**E. NEW BUSINESS****1. Farm Protection Development Permit**

Christopher Wilcott, Planner

File: 6880-75; 7917-0434-00

The following comments were made:

- The subject application is for a Farm Protection Development Permit on land adjacent to the Agricultural Land Reserve (ALR). The applicant is proposing to develop a 3,816 square metre warehouse building on a 7.35 acre parcel located in the Cloverdale Town Centre Area.
- The applicant is proposing to set the building approximately 22.6 metres back from the west property line adjacent to the ALR and is proposing a 3 metre landscaped buffer. The buffer would consist of coniferous and deciduous trees and shrubs chosen from the Ministry of Agriculture's Guide to Edge Planning: Promoting Compatibility along Agricultural – Urban Edges. The distance between the proposed building and farmland would be separated by a 7 metre wide farm access road on the ALR property to the west for an overall separation distance of 29.6 metres. The Development Permit Area Guidelines state the minimum building setback from the ALR boundary is 30 metres and the minimum vegetated buffer width is 15 metres.
- The Committee supports of the location of the proposed warehouse building but are not in favour of reducing the buffer. Members noted the existing 7 metre wide farm road on the adjacent ALR property may not remain there forever, which could be unfavourable to future occupants to maintain the road as part of the buffer.
- Staff clarified access to the warehouse is currently by way of a panhandle off Highway 10, which the Ministry could remove access. Members would like to see road dedication, preferably from the south off a collector road. Staff clarified that roads are never included in a buffer but that a buffer width may vary depending on road width. A road may form part of a building setback but not a buffer.

The Committee noted there is no compelling reason to support a reduced buffer and would like to see the application respect the Farm Protection Development Permit Guidelines. The Committee stated the subject property has no road dedication and does not meet setback and buffer requirements; therefore, should comply with the Development Permit Area Guidelines.

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 to not support Development Application 7917-0434-00 and return to  
AFSAC with required buffer and setback requirements.

Carried

2. **Road Connection east of 18669 18 Avenue in the ALR**

Doug McLeod, Engineer

File: 6880-75; 7917-0286-00

The following comments were made:

- The application was previously presented at the September 7, 2017 AFSAC meeting at which time the Committee requested additional information prior to providing comment on the proposed Road Connection east of 18669 - 18 Avenue. The applicants submitted a servicing agreement application to extend 18 Avenue for approximately 300 metres. The applicants submitted a document that outlines the site's potential farm operation areas and farm home plate locations. The properties are fully within the Agricultural Land Reserve (ALR) and as per the *Agricultural Land Commission Act* the City must apply for Transportation, Utility, and Recreation uses in the ALR to the ALC. No buildings will be constructed outside of the farm home plate area.
- Staff clarified the City has no obligation to extend the road. It would be an applicant's responsibility to extend a road if the road was required to service a site. The road dedication would comply with City standards and would be subject to the ALC for approval. Staff verified the property was subdivided in the early 1900's and had one property owner who used the land as a farm; however, the parcels are now individually owned properties.
- HY Engineering was in attendance and clarified the following information: the parcels have poor ground conditions to the East, there are no unusual requirements for pre-load but possible excavation required, a retaining wall at the creek crossing would likely be required, the existing road is treed and the growth would need to be removed, and the current road dedication is not being used for farming operations. Staff verified once the road is constructed the City would maintain it. HY Engineering noted a Restrictive Covenant would be registered to restrict the size of the farm home plate, which would include the driveways and minimize the impact to the ALR area.

- A member noted they had no issues with the road dedication and would not want to deny someone access to their property. The Committee expressed concerns with the house sizes on the farm home plate. The Committee was supportive of the house sizes being smaller than what is permitted and expressed concern if the houses would in any way alter size within the application. Staff clarified this property is in a Sensitive Ecosystem DP Area and that would limit the size of the footprint. The Sensitive Ecosystem DP requirements will be submitted with the ALC application.

The Committee is supportive of the road dedication based on what is presented today in terms of the landowners maintaining the proposed farm home plate and house sizes. The Committee expressed concerns that the sizes of the dwellings would increase in the future if Restrictive Covenants were not correctly put into place.

It was Moved by J. Sandhar  
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 7917-0286-00 based on the  
current proposal of the farm home plate size and location with no accessory  
buildings.

Carried

#### F ITEMS REFERRED BY COUNCIL

#### G. CORRESPONDENCE

1. **Agricultural Advisory Committee Workshop: February 21**  
File: 0410-20;

Correspondence was received from the Ministry of Agriculture inviting Agricultural Advisory Committee members to the right biennial Agricultural Advisory Committee (AAC) Workshop, taking place on Wednesday, February 21 in Langley from 9:30 am to 4:00 pm. Invitations to the workshop will be forwarded to members in due course.

#### H. INFORMATION ITEMS

1. **Environmental Sustainability Advisory Committee (ESAC) Update**

There was no update provided.

2. **Select Committee Terms of Reference Revisions**  
Adopted by Council: December 18, 2017  
File: 0540-01

**I. INTEGRITY OF THE AGRICULTURE LAND****J. OTHER BUSINESS****1. Peacocks and Peahens**

The Committee discussed the issue of peacocks in light of recent sightings of a large gathering of peacocks and peahens near the 62/1500 block in Surrey. The Committee noted that AFSAC assisted with guidelines to manage nuisance or airborne disease with backyard chickens. The Ministry of Agriculture representative noted that peacocks may or may not be considered farm animals and any bylaw or complaint would be allowable to the Ministry.

The Committee agreed that the peacocks and peahens were noisy and noted that AFSAC has no jurisdiction over the non-farm animal.

**2. Agriculture Week at Central City Plaza**

Pie in the Plaza: September 8 - 9, 2018  
Central City Shopping Centre Plaza

Celebrate Agriculture Week at Central City Plaza for a fun family event and see the creation of BC's largest blueberry pie. The event will include the pie assembling and ceremonial pie cutting. There will be free, family-friendly activities throughout the afternoon.

**3. Romaine Lettuce Recall**

In light of the recent romaine lettuce recall, the Committee discussed the importance of providing clean water for crops.

**4. Young Agrarians Land Matching Pilot Program**

During a presentation to Council regarding the Young Agrarians Land Matching Pilot Program, Council noted the importance of productive farm land and that one-third of the Agricultural Land Reserve is located in Surrey. Council indicated an interest in completing additional outreach to agricultural land owners and requested that staff review the Land Matching Pilot Program funding request of \$10,000 and provide a report for Council's consideration. Staff indicated the report will be going to Council at the next Council meeting, January 22, 2017.

**5. Canadian Produce Marketing Association (CPMA) Convention**

Vancouver Convention Centre: April 24 - 26, 2018

**6. Pacific Agriculture Show**

Tradex Exhibition Centre, Abbotsford Airport, Abbotsford: January 25 - 27, 2018


**K. NEXT MEETING**

The next meeting of the Agriculture and Food Security Advisory Committee will be held on Thursday, February 1, 2018, at 9:00 a.m. in 2E Community Room B.

**L. ADJOURNMENT**

It was Moved by M. Bose  
Seconded by J. Zelazny  
That the Agriculture and Food Security  
Advisory Committee meeting do now adjourn.  
Carried

The Agriculture and Food Security Advisory Committee adjourned at 11:08 a.m.

  
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Jane Sullivan, City Clerk

  
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Councillor Mike Starchuk, Chair