

# *Agriculture and Food Security Advisory Committee Minutes*

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**Present:**

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

**Regrets:**

D. Arnold  
H. Dhillon  
J. Sandhar  
R. Brar

**Staff Present:**

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

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**A. ADOPTION OF MINUTES**

1. The committee is requested to pass a motion adopting the minutes of February 1, 2018.

It was

Moved by P. Harrison

Seconded by M. Hilmer

That the minutes of the Agriculture and Food Security Advisory Committee meeting held February 1, 2018 be adopted as presented.

Carried

**B. DELEGATIONS****C. STAFF PRESENTATIONS**

1. **Redwood Heights Neighbourhood Concept Plan Stage 2 Update**  
Markus Kischnick, Community Planner

Staff provided an update on the Redwood Heights Neighbourhood Concept Plan (NCP) Stage 2 and highlighted the following information:

- The Redwood Heights NCP was initiated by City Council in 2009, following a petition received from residents/landowners in the area. During the planning process three different land use concepts were considered before the Stage 1 Land Use Concept (LUC) Plan was approved in 2013.
- Key features of the Stage 1 LUC Plan include a central elementary school, a private high school, six neighbourhood parks, eight storm water detention ponds, a central wildlife hub and corridor, and a neighbourhood mixed use center and low density cluster transitions to the ALR.

- Final adjustments were made from the Stage 1 to Stage 2 LUC Plan related to engineering servicing, transportation and parkland. Changes that are proposed in the Stage 2 LUC Plan include a reduction of stormwater detention ponds from 8 smaller ponds to 4 larger detention facilities, and adjustments to parkland surrounding pond areas.
- Staff clarified that riparian areas are typically dedicated or conveyed to the City as part of future development, with setback areas established through the Surrey Streamside Protection regulations of the Surrey Zoning Bylaw.
- Staff noted that there is currently limited water service in the area. Two feeder mains and a network of local distribution mains are required to provide water service to the area. The water supply for the area will be from the existing Grandview pump station and reservoir located in the 16700 block of 24 Avenue. The topography requires that the area have three pressure zones.
- Presently, Redwood Heights is not serviced by a community sanitary sewer system and relies on individual septic systems for wastewater disposal. To connect to the municipal sanitary sewer system, Redwood Heights requires a network of gravity sewers, a pump station, a force main, and an extension of the existing Grandview Heights Interceptor.
- Staff are currently preparing the final land use, servicing and financial plan to bring forward to Council in June 2018, subject to changes as the NCP proceeds.
- As Redwood Heights develops, staff advised that any future development applications that are received along the ALR boarder will require a Farm Protection Development Permit, and will be brought to AFSAC for comment. The Committee noted the importance of receiving the applications in order to ensure they are not intrusive to agriculture and abide by farm protection guidelines.

It was Moved by M. Bose  
Seconded by S. Sidhu  
That the Agriculture and Food Security  
Advisory Committee recommend that the General Manager of Planning and  
Development support the Redwood Heights Neighbourhood Concept Plan with no  
variances to the Farm Protection Development Permit area guidelines.

Carried

It was Moved by M. Bose  
Seconded by S. VanKeulen  
That the Agriculture and Food Security  
Advisory Committee recommend that the General Manager of Planning and  
Development ensure that agricultural specific registered covenants are registered  
on the title of parcels bordering the Agriculture Land Reserve to advise owners of  
Right-to-Farm Legislation and proximity to active farm activities.

Carried

The Committee discussed the use of signage along pathways to notify residents there are farming operations and activities and suggested that such signage be used for the Redwood Heights NCP and all Agriculture Land Reserve boundaries for that matter.

It was Moved by M. Bose  
Seconded by S. VanKeulen  
That the Agriculture and Food Security Advisory Committee invite the Manager of Parks, Parks, Recreation & Culture to an upcoming AFSAC meeting to discuss signage along the Agriculture Land Reserve boundaries.

Carried

The Committee expressed concerns relative to increased traffic on 184 Street due to the population increase in the area. Staff noted that 184 Street could potentially become be widened in the future.

It was Moved by B. Sandhu  
Seconded by P. Harrison  
That the Agriculture and Food Security Advisory Committee invite staff from the Transportation Division of the Engineering Department to an upcoming AFSAC meeting to discuss the findings of the South Surrey traffic study and concerns related to increased traffic on 184 Street, anticipated as a result of planned development in Redwood Heights NCP and Campbell Heights and potential impacts to farm operations.

Carried

#### **D. NEW BUSINESS**

##### **1. Revitalizing the ALR and ALC Discussion Paper**

File: 0410-20

Staff requested comments from AFSAC on the ALR and ALC Discussion Paper. The Committee expressed the following comments:

- It is not feasible to tax Abbotsford farmers at industrial rates for processing and packing on their farms.
- AFSAC is supportive of the current system where applications go to the City for comment prior to the ALC and recommends that it should be upheld.
- It was recommended that the local government should be obligated to submit comments on applications that are forwarded to the ALC. It was noted many municipalities forward applications without comment. In such cases the ALC assumes the local government is OK with the application.
- Remove the lower coastal zones and island zones and make these zones ALR zone.

- That more resources be provided by the Province for enforcement of on farm processing and sales, for those properties in contravention of ALC and regulations.
- That greenspace not farm land be used for parkland; the local government is acquiring too much of the ALR for park purposes.
- The farm home plate is not entrenched in the policy or regulations of the ALC. The farm home plate should be Province-wide (location/footprint area) and the size of dwellings on farmland (house size) should be left to the local government.
- Farmers should have the right to farm and some local government regulations may limit feasibility of temporary structures for legitimate local farm stand sales.
- Make farming feasible.

The Committee noted that the Agricultural Advisory Committee Workshop required local governments to respond in a short time for any changes to the *Act*, which is not feasible or adequate for municipalities. Members are encouraged to complete the online survey.

*S. VanKeulen left the meeting at 10:16 a.m.*

#### **E. OUTSTANDING BUSINESS**

##### **1. Discussion on Proposed Irrigation District**

The Committee updated the Chair and those who were absent on the proposed irrigation system.

#### **F. ITEMS REFERRED BY COUNCIL**

#### **G. CORRESPONDENCE**

##### **1. Delegation Request**

A request came forward from Metro Vancouver Engineering Department to present on upgrading a regional sewer in the City of Surrey that is located within the Agricultural Land Reserve.

It was

Moved by M. Bose

Seconded by P. Harrison

That the Agriculture and Food Security

Advisory Committee support Metro Vancouver to appear as a delegation at the April 5, 2018 AFSAC meeting.

Carried

**H. INFORMATION ITEMS**

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

J. Zelazny provided an update from the February 28, 2018 ESAC meeting. Staff provided a presentation on the Coastal Flood Adaptation Strategy. ESAC had a discussion on the Sequoia Tree, located West of City Hall. The Surrey Biofuel Facility opening ceremony will be held on March 9, 2018. Metro Vancouver will ban Styrofoam from all facilities on July 1 and has not provided any resources for facilities in Surrey on their webpage.

**I. INTEGRITY OF THE AGRICULTURE LAND**

**J. OTHER BUSINESS**

**1. Verbal Updates**

The Committee requested that staff provide status updates to AFSAC on applications that have been reviewed by AFSAC after they have been considered by Council.


**K. NEXT MEETING**

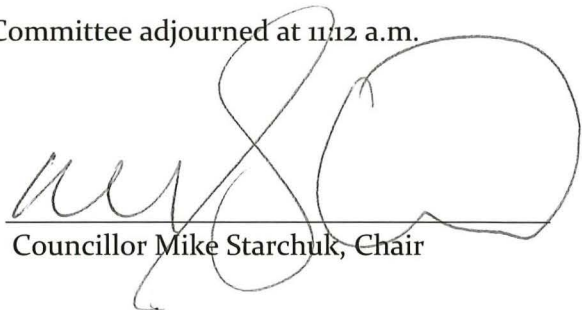
The next meeting of the Agriculture and Food Security Advisory Committee will be held on Thursday, April 5, 2018, at 9:00 a.m. in 2E Community Room B.

**L. ADJOURNMENT**

It was Moved by M. Bose  
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 11:12 a.m.

  
Jane Sullivan, City Clerk

  
Councillor Mike Starchuk, Chair