

Agriculture and Food Security Advisory Committee Minutes

Present:

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

Agency Representative:

C. Dorward
D. Geesing
K. Mark

Regrets:**Staff Present:**

A. Rossi, Associate Planner
C. Eagles, Administrative Assistant
C. Stewart, Senior Planner
D. McLeod, Transportation Planning Manager
K. Shackles, Planning Technician
L. Moraes, Planner
M. Kischnick, Planner
N. Aven, Parks Manager
R. Dubé, Developer Services Manager

A. ADOPTION OF MINUTES**1. Minutes of April 5, 2018.**

It was

Moved by M. Bose

Seconded by D. Arnold

That the minutes of the Agriculture and

Food Security Advisory Committee meeting held on April 5, 2018 be adopted.

Carried

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

The agenda was varied and Item D.2 was presented before Item D.1.

2. Signage along Agricultural Land Reserve Boundaries

Neal Aven, Parks Manager, Parks, Recreation and Culture

Staff noted they are seeking input from the Committee in response to the concerns that were raised at the March 1, 2018, AFSAC meeting regarding the proposal to have signage along the ALR boundaries. The Committee suggested there be signage placed along fence lines abutting the ALR that advises residents there is active farming in the area. The Committee noted that a Restrictive Covenant exists on the title of properties adjacent to the ALR and that signage could also reflect the language of the Restrictive Covenants.

S. VanKeulen entered the meeting at 9:24 a.m.

1. **Road Widening throughout the Agricultural Land Reserve**
Douglas McLeod, Transportation Planning Manager, Engineering

In response to the concerns addressed by the Committee after the Redwood Heights New Concept Plan Presentation at the March 1, 2018, AFSAC meeting, transportation staff provided a presentation on the proposed road widening throughout the Agricultural Land Reserve (ALR).

- Staff noted that key short term corridors will be identified and a plan to develop a long range strategy is underway. Short term improvements are anticipated for 32 Avenue, 64 Avenue, 80 Avenue and 152 Street. Long term improvements will likely include 16 Avenue, 88 Avenue and 184 Street.
- The Committee expressed concerns of road congestion on 184 Street and noted there are active farms in the area who use the streets for equipment. The Committee expressed the need to widen the roads to help with farming operations. The Committee suggested that during the road widening, staff decommission or lower water courses.
- In response to questions from the Committee, staff noted there are a variety of factors when determining which roads are priorities. In discussion with the Ministry of Transportation, the Ministry does not support traffic calming on major corridors or collector roads.
- Staff clarified that they will return to the Committee on specific applications.

The Committee supports the Engineering Departments following recommendations:

- The short-term corridors for road widening in the ALR;
- The development of a City-wide strategy for road widening through the ALR based on traffic model; and
- That the City meet with Agricultural Land Commission (ALC) to discuss a City-wide strategy for ALC road applications in the ALR.

3. **Proposed Non-Farm Use and Rezoning**
Adam Rossi, Associate Planner
File: 7918-0078-00; 6880-75

- The subject property is approximately 2.1 hectares, designated Agricultural in the Official Community Plan (OCP), zoned General Agricultural Zone (A-1) and located within the Agricultural Land Reserve (ALR). The site is classified as farmland under the *Assessment Act*.

- The property owners are currently operating a landscaping business without a Business Licence, which is not permitted under the *Agricultural Land Commission Act* or the City's Zoning Bylaw. The subject application was made at the request of Bylaw Enforcement. The property will need to be rezoned Comprehensive Development Zone (CD) to include the landscaping business as a permitted use for the property. The application will be referred to the Agriculture Land Commission for non-farm use.
- Staff noted there is hay being produced on the farm and the application includes a proposed nursery. Existing fill placed on site has exceeded the 2% of total site area allowed for farm buildings. An Agrologist report was provided that outlines unimproved and improved capabilities of the soil.
- The Committee spoke in support of the nursery operation concept but expressed concerns that the fill on site is a hindrance to the remaining farmable area. The Committee expressed concerns on rezoning the subject site to CD as it could one day no longer become a nursery. The Committee noted that nurseries can impact surrounding blueberry farms as the vegetation can carry bugs and diseases.
- The Committee noted it is difficult to support an application that proceeded with unauthorized documentation and permits and the Committee does not support non-farming uses on farmland. The Committee suggested that the nursery operation find land more suitable as opposed to ALR lands with quality farming soil.

In response to questions from the Committee, staff clarified that under a CD Zone, the property owner could apply for a proposal other than a landscaping business. The applicant has made an application to the ALC for non-farm use. Staff clarified that Council will be required to make a resolution if the application is to be referred to the ALC.

It was Moved by M. Bose
 Seconded by P. Harrison
 That the Agriculture and Food Security
 Advisory Committee recommend to the General Manager of Planning and
 Development to not support Development Application 7918-0078-00.
Carried

The Committee cautioned staff that there is too much unauthorized business and non-farming operations being conducted on ALR lands.

4. **Proposed Exclusion from the Agricultural Land Reserve**

Adam Rossi, Associate Planner

File: 7918-0100-00; 6880-75

- The subject properties are approximately 0.56 hectares (1.4 acres) in size, designated Agricultural in the Official Community Plan (OCP), zoned General Agricultural Zone (A-1) and located within the Agricultural Land Reserve (ALR). The subject sites are not classified as farmland under the *Assessment Act*.

- The applicant is proposing to exclude the subject properties from the ALR and redevelop them into commercial use for the purposes of retail use. Inclusion of the land to offset the exclusion of the parcels has not been proposed. A previous application to exclude the subject properties from the ALR was submitted but did not include a proposed land use change. The previous application was denied by Council and referred to the ALC, where the file was closed. The applicant did not provide an Agrologist report as they felt the soil capabilities were enough and feel the property would be better suited as commercial properties such as those across the street.
- Staff noted the application is at Stage 1 land use review and will be forwarded to Council for their direction on whether the proposed land use in principle should proceed or not. The applicant has not provided any 2 for 1 land exchange.

The Committee noted that the property is within the ALR and should remain ALR. AFSAC does not support removing the property from the ALR as the current boundary is defensible, and a change would impact surrounding ALR viability.

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 7918-0100-00.
Carried

H. Dhillon declared a conflict of interest and left the meeting at 10:22 a.m.

5. **Proposed Variance to Farm Residential Footprint**

Kevin Shackles, Planning Technician

File: 7817-0395-00; 6880-75

- The subject property is approximately 19.7 hectares (4.86 acres) in size, located within the Agricultural Land Reserve and the 200 year floodplain, designated Agricultural in the Official Community Plan, zoned General Agriculture (A-1) Zone, and is not classified as farmland under the *Assessment Act*.
- The applicant has submitted a Development Variance Permit (DVP) application to: increase the maximum setback for a single family dwelling in the General Agricultural (A-1) Zone from 50 metres to 142 metres; and increase the maximum depth for the farm residential footprint in the General Agricultural Zone from 60 metres to 152 metres.
- The subject site is currently a blueberry farm with a recently demolished dwelling and farm building. The applicant is proposing to construct a house approximately 929 square metres (10,000 sq. ft.) in size and no variance to the farm residential footprint of 2,000 square metres.

- In response to questions from the Committee, staff clarified that no driveway can be constructed on the existing Right of Way or across King George Boulevard.

The Committee supports the idea of using the unopened road (driveway) as the location for measuring the maximum farm residential setback and noted that the roadway has been used as a driveway to access to existing dwelling for a long time. The Committee would however like to see the house built closer to 44 Avenue and see the maximum residential zoning setbacks adhered to.

It was Moved by S. VanKeulen
 Seconded by R. Brar
 That the Agriculture and Food Security Advisory Committee recommend to the General Manager of Planning and Development to support Development Application 7817-0395-00 but that the maximum residential setback of 50 metres and 60 meters for the farm residential footprint be adhered to; and the trailer and any structures obstructing the existing city road right of way be removed by the applicant.

Carried

H. Dhillon entered the meeting at 10:37 a.m.

6. Development Application 7916-0378

Luciana Moraes, Planner

File: 7916-0378-00; 6880-75

- The subject site is approximately 1.1 acres in size, designated Suburban in the Official Community Plan (OCP), designated Medium Density Residential in the Sunnyside Heights Neighbourhood Concept Plan, zoned One-Acre Residential and located across from the Agricultural Land Reserve.
- The applicant is proposing to amend the OCP and re-designate the site from Suburban to Urban, rezone the site from One Acre Residential (RA) Zone to Single Family Residential (RF-13) Zone and submit a Development Permit for Farm Protection and for Sensitive Ecosystems to facilitate subdivision into six lots, reducing the width on the two corner lots.
- A restrictive covenant will be registered on all proposed lots to advise future owners they are within 300 metres of the ALR boundary and that the ALR properties have the Right to Farm.

In response to questions from the Committee, staff clarified that the applicant would be able to have seven lots but is proposing six and that the proposal is in compliance. The Committee noted the road and buffer are an acceptable setting next to farming operations.

It was Moved by S. VanKeulen
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 7916-0378-00.
Carried

R. Brar left the meeting at 10:39 a.m.

7. **Development Application 7916-0398**
Luciana Moraes, Planner
File: 7916-0398-00; 6880-75

- The subject site is approximately 1 acre in size, designated Suburban in the Official Community Plan (OCP), designated Medium Density Residential in the Sunnyside Heights Neighbourhood Concept Plan, zoned One-Acre Residential and located across from the Agricultural Land Reserve (ALR).
- The applicant is proposing to amend the OCP from Suburban to Urban, rezone the site from One Acre Residential (RA) Zone to Single Family Residential (RF-13) Zone and Single Family Residential (RF-10) Zone and submit a Development Permit for Farm Protection and for Sensitive Ecosystems to facilitate the subdivision into six lots.
- A restrictive covenant will be registered on all proposed lots to advise future owners they are within 300 metres of the ALR boundary and that the ALR properties have the Right to Farm.

It was Moved by S. VanKeulen
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 7916-0398-00.
Carried

E. **ITEMS REFERRED BY COUNCIL**

F. **CORRESPONDENCE**

G. **INFORMATION ITEMS**

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

An update from the April 25, 2018 ESAC meeting was provided by J. Zelazny. J. Zelazny was not present at the meeting but provided an overview of what the agenda lined out. Staff provided a presentation on the Redwood Heights NCP and BC Energy Step Code. Council approved a funding request of \$5,000 to the organizers for the Foam Free Vaisakhi Initiative.

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, June 7, 2018, at 9:00 a.m. in 2E Community Room B.

K. ADJOURNMENT

It was

Moved by S. VanKeulen


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 11:03 a.m.



Jane Sullivan, City Clerk



Councillor Mike Starchuk, Chair