

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
S. VanKeulen

Regrets:

R. Brar

Staff Present:

C. Lumsden, Associate Planner
C. Wilcott, Planner
K. Lassonde, Planning Technician
P. Heer, Community Planning Manager
R. Dubé, Developer Services Manager
C. Eagles, Administrative Assistant

A. ADOPTION OF MINUTES

1. Minutes of May 3, 2018.

It was

Moved by D. Arnold

Seconded by M. Bose

That the minutes of the Agriculture and
Food Security Advisory Committee meeting held May 3, 2018, be adopted as
presented.

Carried

B. DELEGATIONS

C. OUTSTANDING BUSINESS

1. **Farm Protection Development Permit**
Christopher Wilcott, Planner
File: 7917-0434-00; 6880-75

The subject application was previously brought to the January 11, 2018, Agriculture and Food Security Advisory (AFSAC) meeting. At the January 11, 2018 AFSAC meeting, the Committee noted that there is no compelling reason to support a reduced buffer and that the Committee would like to see the application respect the Farm Protection Development Permit Guidelines.

The following comments were made:

- The subject site is designated Industrial in the Cloverdale Town Centre Plan (TCP) and the application is for a Farm Protection Development Permit on land adjacent to the Agricultural Land Reserve (ALR). The applicant is proposing to develop a 41,075 ft² warehouse on a 7.35 acre parcel. The application operates a fish processing operation and feels a proposed 8 metre buffer is adequate to protect agricultural land. The applicant is proposing to setback the warehouse 22.6 metres from the west property line adjacent to the ALR.
- In response to questions from the Committee, staff clarified that the vegetation buffer will not be dedicated to the City and will be maintained by the owner. A restricted covenant will be registered on the property to ensure the buffer is upheld and to notify owners there is active farming in the surrounding neighbourhood.
- The Committee noted there is no impact on the adjacent parcels or to farming activities.

The Committee recommends that the application conform to the Ministry of Agriculture's guidelines and include the active farming restrictive covenant on title.

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 support Development Application 7917-0434-00.
Carried

D. NEW BUSINESS

1. Development Application 7917-0181-00

Christopher Wilcott, Planner

File: 7917-0181-00; 6880-75

The following comments were made:

- The applicant is proposing to develop an 841 m² single detached dwelling on a 3.89 hectare parcel, increase the maximum setback from 50 metres to 74 metres and increase the maximum depth of the farm residential footprint from 60 metres to 74 metres. The applicant is requesting a variance to allow the existing inhabited home and septic field to remain in place while the new home is under construction.
- The subject property is designated as Agricultural in the Official Community Plan and complies with that designation. The Farm Protection Development Permit Guidelines do not apply as the property is within the Agricultural Land Reserve.

The Committee noted that the applicant could move the dwelling to the east to comply with the 50 metre setback. The Committee suggested the new house be built where the existing house is, in order ALR land is preserved. Staff verified that the applicant is in compliance with the proposed development designation.

The Committee sees no justification on allowing an additional setback and believes the applicant should comply with the 50 metre setback.

It was
Moved by H. Dhillon
Seconded by S. VanKeulen
That the Agriculture and Food Security
Advisory Committee recommend to the General Manager of Planning and
Development that Development Application 7917-0181-00 not be supported and
that the application be returned to staff to determine if the proposed dwelling can
comply with the 50 metre setback.

Carried

2. **Development Application 7918-0002-00**
Kristen Lassonde, Planning Technician
File: 7918-0002-00; 6880-75

The applicant is seeking a Development Variance Permit to reduce the home plate requirements by proposing to reduce the existing pre-load fill pad from 4,000 square metres to 2,302 square metres to build a single family home and to reduce the excess fill that was preloaded on site in 2009 by removing a portion of the fill to make a farm road.

Staff noted the property has a soil violation and would be requesting the property owner to rectify that. The Committee noted that because the preload fill was placed on the site prior to the new regulations in size and location of the home plate, the owner should be allowed to uphold that.

It was
Moved by S. VanKeulen
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 7918-0002-00.

Carried

3. **Development Permit / Development Variance Permit**
Christopher Lumsden, Associate Planner
File: 7917-0312-00; 6880-75

The subject property is 3.73 hectares in size, designated Agricultural in the Official Community Plan, zoned General Agricultural Zone (A-1), and located within the Agricultural Land Reserve (ALR). The site is not currently classified as farmland under the *Assessment Act* and the property is currently used for active farming purposes, namely, blueberry fields.

There is no existing dwelling or accessory buildings on the subject property and a building permit application has been submitted to construct a two-storey residential dwelling on slab foundation. The owner has agreed to remove all vehicles over 5,000 kilograms GVW and associated trailers from the subject site except those permitted under Sub-Section H.3 and H.4 of the A-1 Zone. Staff verified that the trucks parked on the subject property are owned by the property owner.

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 support Development Application 7917-0312-00.
Carried

H. Dhillon exited the meeting at 9:44 a.m.

4. **Proposed ALR Exclusion**
Adam Rossi, Associate Planner
File: 7918-0184-00; 6880-75

The subject property is approximately 2 hectares 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 property is within the City of Surrey's floodplain area and is not classified as farmland under the *Assessment Act*.

Items D.4 and D.5 were discussed jointly.

In response to questions from the Committee, staff verified that the applicant has not proposed a change in the land use designation. The Committee discussed the importance of protecting land within the ALR and noted that there was no rationale or justification in removing the land from the ALR.

The Committee read a letter that was submitted by the representative of the Ministry of Agriculture, and the following points were highlighted:

- There were no details for the future use of the parcels;
- Exclusion of ALR land is not a benefit to agriculture in Surrey;
- High prices of farmland are driven by exclusions or non-farm uses;
- The background report was questionable as the qualifications were unclear and may not be acceptable to the ALC; and
- The ALR is a land reserve for the future.

The Committee expressed concerns that the application does not meet the City's Policy 0-51, the Official Community Plan and that the parcel has potential for agricultural use.

It was Moved by P. Harrison
 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 7918-0184-00.
Carried

5. Proposed ALR Exclusion
 Adam Rossi, Associate Planner
 File: 7918-0191-00; 6880-75

The subject properties are approximately 14.9 hectares in size, designated Agricultural in the Official Community Plan (OCP), zoned General Agricultural Zone (A-1) and located within the Agricultural and Reserve (ALR). The property is within the City of Surrey's floodplain area and is not classified as farmland under the *Assessment Act*.

Items D.4 and D.5 were discussed jointly.

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 7918-0191-00.
Carried

E. ITEMS REFERRED BY COUNCIL

F. CORRESPONDENCE

G. INFORMATION ITEMS

1. Proposed Rezoning and Subdivision Adjacent to ALR Land
 Christopher Wilcott, Planner
 File: 7917-0280-00; 6880-75

The subject application was previously brought to the December 7, 2018, AFSAC meeting. At the December 7, 2018 AFSAC meeting, the Committee expressed concerns regarding development on adjacent lands and requested a buffer proposal for those properties to ensure consistency with City standards and that the application is brought back to staff. Staff created a concept for how the landscaped buffer could be developed on the adjacent properties and it was brought to Council on February 19, 2018, and approved in principle.

The conceptual landscaped buffer was designed to meet the City's Farming Protection Development Permit Guidelines while integrating the approved landscaped buffer concept approved through Development Application 7914-0365-00.

H. INTEGRITY OF THE AGRICULTURE LAND

The Committee reviewed various properties within the Agriculture Land Reserve who are conducting non-farm use business.

Staff noted that the City is starting enforcement on a number of properties in contravention.

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, July 5, 2018, at 9:00 a.m. in 2E Community Room B.

K. ADJOURNMENT

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

The Agriculture and Food Security Advisory Committee adjourned at 10:20 a.m.



Jane Sullivan, City Clerk



Councillor Mike Starchuk, Chair