

# *Agriculture and Food Security Advisory Committee Minutes*

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**Present:**

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

**Regrets:**

M. Hilmer  
H. Dhillon

**Staff Present:**

C. Baron, Drainage Manager  
C. Brown, Planner  
C. Stewart, Senior Planner  
D. McLeod, Transportation Planning Manager  
E. March, Planning Technician  
H. Chan, Planner  
J. Frank, Transportation Engineering Assistant  
M. Kischnick, Planner  
C. Eagles, Administrative Assistant

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*M. Bose called the meeting to order.*

**A. ADOPTION OF MINUTES**

1. Minutes of June 7, 2018.

It was

Moved by P. Harrison

Seconded by D. Arnold

That the minutes of the Agriculture and  
Food Security Advisory Committee meeting held June 7, 2018, be adopted as  
presented.

Carried

*Councillor Starchuk entered the meeting at 9:19 a.m. and resumed the role of the Chair.*

**B. PRESENTATIONS**

1. **Metro Vancouver's Air Quality Management Bylaw;  
Reducing Particulate Matter Emissions**  
Riley Sziklai, Officer, Metro Vancouver

The delegation provided a presentation on reducing particulate matter emissions due to open burning on agricultural land. The delegation noted that Metro Vancouver has seen a large increase in particulate matter at specific locations due to open burning and identified proposed regulations to help manage it.

The delegation highlighted the following information:

- Metro Vancouver's Air Quality Management Bylaw prohibits burning by a business unless authorized by an open burning approval permit, issued by Metro Vancouver.

- Fine particulate matter produced from open burning can cause health effects such as an increased risk of cancer, can aggravate existing lung and heart diseases and can potentially reduce life expectancy. The smoke contains nitrogen oxide, carbon monoxide, volatile organic compounds and black carbon.
- The best options to reduce emissions are to compost and use best burning practices and technology. The best burning technology proposed is an air curtain burner, firebox and trench burner. The best burning practices include burning clean, dry vegetation, cutting up large branches and trunks, using a brush fan or blower, burn when smoke is likely to rise and disperse, and ensure piles are as far away as possible from homes, schools and roads.
- The Committee asked where the best burning products come from and the delegation noted they are still looking into the manufacturing of the product. The Committee expressed concerns on how open burning is defined and what is disposable.
- Committee members stated that anytime open burning is conducted Surrey's fire department is contacted and the Committee expressed the importance of Metro Vancouver's role in liaising local fire departments of related emission concerns to such activities.
- A goal of Metro Vancouver is to reduce particulate matter by issuing permit approvals to those wishing to conduct open burning. The application would include details of size and debris type, and current weather conditions to achieve the best practices.
- The Committee expressed concerns of the inconvenience to contact Metro Vancouver anytime they wish to burn and advised there may be a lack of success on the proposed process to issue open burning permits.

The Chair noted that communication between the fire department and the farmers would benefit the community to ensure both parties are aware of starting and ending open burning.

The Committee noted that Metro Vancouver should consider providing equipment to farmers to better implement their new regulations. The committee highlighted the importance to burn things sooner to ensure it is less smoky due to increased rain and wet wood. The Committee noted that farmers are not likely to abide by the system of additional regulations and permits unless it is easy to do so.

## C. OUTSTANDING BUSINESS

**D. NEW BUSINESS**

**1. Development Application 7918-0262-00**

Christa Brown, Planner  
File: 7918-0262-00; 6880-75

The following comments were made:

- The subject property is approximately 16.1 hectares in area, designated Mixed Employment in the Official Community Plan (OCP), Business Park in the Campbell Heights Local Area Plan (LAP), and is zoned Business Park 2 Zone (IB-2). The Property is located to the east of the Agricultural Land Reserve (ALR) and is adjacent to a 15 metre wide park buffer.
- The applicant is proposing to construct a 49,313 square metre industrial warehouse and distribution centre on one industrial lot with associated parking for trucks and trailers utilized as part of the operations. The applicant is seeking a variance to increase the maximum building height allowable from 14.0 metres to 17.0 metres and reduce the number of required on-site parking spaces from 512 to 305 spaces. The subject application was previously brought to the March 14, 2013 AFSAC meeting proposing five industrial lots.

The Committee noted that the application is well planned and designed in accordance with farm protection development permit guidelines, which makes it suitable development beside the ALR.

It was Moved by M. Bose  
Seconded by J. Zelazny  
That the Agriculture and Food Security  
Advisory Committee recommend to the General Manager of Planning and  
Development to support Development Application 7918-0262-00.  
Carried

**2. Development Application 7917-0527-00**

Evan March, Planning Technician  
File: 7917-0527-00; 6880-75

The following comments were made:

- The subject property is approximately 1.98 hectares in size, designated Agricultural in the Official Community Plan, zoned General Agricultural Zone (A-1), located within the ALR, and is used for the farming of cedar trees on approximately 0.48 hectares of the site.
- The subject site is not classified as farmland under the *Assessment Act* and is encumbered by a Class A/O watercourse running adjacent to the east property boundary.

- The applicant is proposing to add approximately 352 square metres to the existing pre-load pad and remediate the soil works in preparation for construction of a two storey, slab-on-grade single family dwelling with a secondary suite. The owner intends to reside in the existing dwelling until completion of the new structure.

The Committee noted that not many trees appear to be farmed on the subject property. There does not seem to be justification for the proposed dwelling to be built that far back onto the property.

The Committee noted that the application does not conform to City bylaw standards and does not see unique conditions that could justify varying the farm home plate.

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 7917-0527-00.  
Carried

3. **Development Application 7917-0194-00**

Helen Chan, Planner

File: 7917-0194-00; 6880-75

The following comments were made:

- The subject property is approximately 0.43 hectares in size, designated Suburban in the Official Community Plan (OCP), zoned One-Acre Residential Zone (RA), and is located outside of the ALR and not classified as farmland under the *Assessment Act*.
- The applicant is proposing to rezone from One-Acre Residential Zone (RA) to Half-Acre Residential Zone (RH), subdivide the property into two single family lots, and retain the existing house on the new western lot. The applicant has submitted a development permit for Sensitive Ecosystems (Streamside Areas) and Farm Protection.
- Staff noted that a “no build” Section 219 Restrictive Covenant will be registered on title of Lot 2 pertaining to installation and maintenance requirements of the proposed 12 metre wide landscape buffer.

The Committee noted that the application is consistent with the previous application adjacent to the subject property and exceeds the farm protection buffer and development guidelines in the OCP.

It was Moved by M. Bose  
 Seconded by B. Sandhu  
 That the Agriculture and Food Security  
 Advisory Committee recommend to the General Manager of Planning and  
 Development to support Development Application 7917-0194-00.  
Carried

S. VanKeulen left the meeting at 10:07 a.m.

- 4. **32 Avenue Road Widening**  
 Douglas McLeod, Transportation Planning Manager, and Janelle Frank,  
 Transportation Engineering Assistant  
 File: 1717-058/A; 6880-75

The following comments were made:

- Staff are seeking endorsement from AFSAC to submit an application to the Agricultural Land Commission (ALC) for Transportation, Utility and Recreational Trail Uses in the ALR for the purposes of road widening on 32 Avenue between 176 Street and 188 Street. The project is part of a multi-phase program of widening 32 Avenue to service significant population and employment growth in South Surrey. The project is anticipated to provide a benefit to farming through improved drainage, enhanced roadside ditches and improved access and operations for farm vehicles.
- Engineering is developing a broader ALR Road Improvements Strategy that will ultimately better streamline the ALC application process. Staff noted the strategy is targeting the busiest arterial roads and that 40 Avenue is not being widened as widening 40 Avenue may create barriers for farmers wanting access to their farmland.
- Option 1 will include a median with turnarounds requiring 2.1 acres of acquisition and Option 2 will include a two-way left-turn lane requiring 2.8 acres of acquisition. The Committee noted a median has fewer implications on the surrounding farmland. Staff noted the importance to include a wider cross-section.

The Committee noted the application is important for agriculture.

It was Moved by M. Bose  
 Seconded by D. Arnold  
 That the Agriculture and Food Security  
 Advisory Committee recommend to the General Manager of Engineering to  
 support the 32 Avenue Road Widening Project.  
Carried

5. **52 Avenue Road Opening**

Douglas McLeod, Transportation Planning Manager, and Janelle Frank,  
Transportation Engineering Assistant  
File: 5400-80 (05200); 6880-75

The following comments were made:

- Staff are seeking endorsement from AFSAC to submit an application to the Agricultural Land Commission (ALC) for Transportation, Utility and Recreational Trail Uses in the ALR for the purposes of reconsidering the opening of 52 Avenue between 164 Street and 168 Street. Staff are required to submit an application to the ALC for any new proposed road openings. The subject application was previously brought to AFSAC and the ALC, but was not supported at that time.
- The Committee noted the difficulty to farm the subject properties along 52 Avenue due to the drainage concerns. Staff noted there are bylaw requirements to have a paved and open roadway to a residential home. The Committee noted the land will sit idle, and may remain unfarmed unless access is provided to it.

The Committee expressed concerns about the properties not being farmed and noted that without a road, the opportunity to turn the lands into productive farming becomes difficult. The committee expressed some concern that additional road access will also bring additional residential and potential non-farm uses, but believed there would be an overall net benefit to agriculture.

The Committee noted that the City's farm home plate (Farm Residential Footprint) zoning regulations, which were not in place during the previous application, is a determining factor to now support the application. The regulations provide some level of certainty on size/location, and amount of residential uses on the lots.

It was

Moved by M. Bose

Seconded by B. Sandhu

That the Agriculture and Food Security

Advisory Committee recommend to the General Manager of Engineering to support the 52 Avenue Road Opening ALC application.

Carried

E. **ITEMS REFERRED BY COUNCIL**

**F. CORRESPONDENCE****1. Proposed 2019 Meeting Dates**

File: 0540-20

The Committee is requested to pass a motion adopting the 2019 Meeting Schedule as presented.

It was

Moved by G. Hahn

Seconded by R. Brar

That the Agriculture and Food Security

Advisory Committee adopt the 2019 Meeting Schedule as presented.

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

J. Zelazny provided an update from the June 27, 2018 ESAC meeting and advised that presentations were provided on the Redwood Heights New Concept Plan, Energy Conversation – Focus on Buildings in Surrey, and Meeting Demand for Electric Vehicle Charging Infrastructure in Surrey.

**2. Pie in the Plaza**

Saturday, September 8, 2018

Central City Shopping Centre Plaza, 11:00 AM - 4:00 PM

**3. Farm Fresh Sundays**

Dine out, eat local: Farm Fresh Sundays take place in Surrey on September 9, 16, 23, and 30. Restaurants participating in this year's Farm Fresh Sundays include:

- Bozzini's, 13655 104 Avenue
- Elements Casino, 17755 60 Avenue
- Maharaja Restaurant, 8148 128 Street
- The Taphouse, 15330 102A Avenue
- Tap Restaurant, 101 15350 34 Avenue

**H. INTEGRITY OF THE AGRICULTURE LAND**

Committee members advised staff of properties in the ALR that are in contravention of Agricultural land uses.

**I. OTHER BUSINESS**

**1. Verbal Updates**

**J. NEXT MEETING**

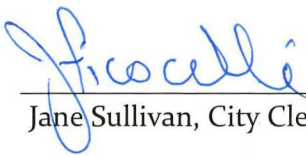
The next meeting of the Agriculture and Food Security Advisory Committee will be held on Thursday, October 4, 2018, at 9:00 a.m. in 2E Community Room B.

**K. ADJOURNMENT**

It was Moved by P. Harrison  
Seconded by R. Brar  
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.

for   
Jane Sullivan, City Clerk

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Councillor Mike Starchuk, Chair