

# Agriculture and Food Security Advisory Committee Minutes

**Present:**

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

**Agency Representative:**

D. Geesing

**Regrets:**

G. Hahn

**Staff Present:**

C. Baron, Drainage Manager  
C. Stewart, Senior Planner  
J. Koch-Schulte, Planner  
K. Shackles, Associate Planner  
M. Jorgensen, Planner  
M. Kischnick, Planner  
C. Eagles, Administrative Assistant

**A. ADOPTION OF MINUTES**

1. Minutes of September 6, 2018.

It was

Moved by M. Bose

Seconded by P. Harrison

That the minutes of the Agriculture and Food Security Advisory Committee meeting held September 6, 2018, be adopted as presented.

Carried

*S. VanKeluen arrived to the meeting at 9:11 a.m.*

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

1. **Development Application 7918-0315-00**  
Kevin Shackles, Associate Planner  
File: 7918-0315-00; 6880-75

The following comments were made:

- The subject property is 3.8 hectares in size, located within the Agricultural Land Reserve (ALR) and the 200 year floodplain, is designated Agricultural in the Official Community Plan (OCP), zoned General Agricultural (A-1) Zone and is not classified as farmland under the *Assessment Act*.

- The applicant is proposing a Development Variance Permit (DVP) to increase the maximum setback for a single family dwelling in the General Agricultural (A-1) Zone from 50 metres to 242 metres, and increase the maximum depth for the farm residential footprint in the General Agricultural (A-1) Zone from 60 metres to 252 metres. The applicant is proposing to construct a new single family dwelling and barn to replace both of the existing dwellings and the farm buildings.
- The subject site is currently occupied by two single family dwellings and accessory farm building located in the central portion of the property, approximately 200 metres from the front lot line. The proposed home does not comply with the farm residential footprint setback requirements of the A-1 Zone.

The Committee expressed concerns on constructing a home in the middle of a 50 acre farm as it can cause operational issues to the surrounding farmland. The Committee would like to see the house located closer to the lot line

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 7918-0315-00.  
Carried

The Committee noted that it would be a benefit to agriculture by not supporting the application.

*J. Sandhar arrived to the meeting at 9:21 a.m.*

2. **Development Application 7917-0476-00**  
 John Koch-Schulte, Planner  
 File: 7917-0476-00; 6880-75

The following comments were made:

- The subject property is 2 hectares in size, is located within the Agricultural Land Reserve and is currently not being farmed. The applicant is proposing to build a house on the west portion of the lot and is requesting a variance to the setback provisions in the A-1 Zone to increase the maximum house setback from 50 metres to 173 metres and to vary the farm residential footprint from the front lot line from 60 metres to 163 metres. The driveway area is proposing to be included in the farm residential footprint calculation of 2,000 square metres.
- The applicant was issued a similar variance to the farm home plate on November 2, 2015 under another application, which was valid for two years and expired on November 2, 2017.

- The Committee expressed concerns on the house being located further back onto the property. It was noted that a Committee member investigated the soil on the property and determined that the crops listed are considered not suitable for the soil at that location.

The Committee noted the application does not conform to the residential farm home plate.

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 7917-0476-00.  
Carried

3. **Rezoning, Subdivision and Development Permit for Sensitive Ecosystems**

Misty Jorgensen, Planner

File: 7918-0305-00; 6880-75

The following comments were made:

- The subject properties are approximately 0.81 hectares in area, designated Urban in the Official Community Plan (OCP) and Fish Class 15 m and 30 m Buffer in the Anniedale Tynehead Neighbourhood Concept Plan (NCP). The properties are zoned One-Acre Residential (RA), located outside the Agricultural Land Reserve (ALR), and located within Development Permit Area for Sensitive Ecosystems (Streamside Areas and Green Infrastructure Areas) as well as Farm Protection.
- Under the *Water Act*, the applicant has requested to relocate the Class A (red-coded) watercourse on the north side of 92 Avenue to provide off-side compensation in Bothwell Park.
- The applicant is proposing to rezone a portion of the site from One-Acre Residential Zone (RA) to Single Family Residential (13) Zone (RF-13) in order to subdivide into one RF-13 lot and three RA lots. Lots 2,3, and 4 will be conveyed to the City for riparian protection and municipal infrastructure, and the applicant will retain ownership of proposed Lot 1. Lot 2 will accommodate the proposed sanitary pump station to help service the Anniedale Tynehead NCP area, Lot 3 will be conveyed to the City for riparian protection and Lot 4 will accommodate a future water quality/detention pond. Staff have determined that a DP for Farm Protection will not be required.

The Committee noted that the application is well thought out, is consistent with plans and in general, support the proposal.

It was Moved by M. Bose  
Seconded by M. Hilmer  
That the Agriculture and Food Security  
Advisory Committee receive the Rezoning, Subdivision and Development Permit  
for Sensitive Ecosystems Application Number 7918-0305-00 as information.  
Carried

**E. ITEMS REFERRED BY COUNCIL**

**F. CORRESPONDENCE**

**G. INFORMATION ITEMS**

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

An update from the October 30, 2018 ESAC meeting was provided by J. Zelazny. At the October 30, 2018, ESAC meeting staff provided a presentation on the Clayton Community Centre, which has an ambitious goal to create passive housing. It was noted that staff will integrate sustainability goals and values in the community grant program, which is raised up to \$45 thousand from \$24 thousand dollars.

**H. INTEGRITY OF THE AGRICULTURE LAND**

**1. Infractions on ALR Land**

Staff advised that they have submitted an inquiry to the Bylaws and Licensing Division on properties in contravention of ALR regulations and advised the Committee that they will provide an update at a future AFSAC meeting.

**I. OTHER BUSINESS**

The Committee thanked and recognized Councillor Starchuk for his services to the AFSAC Committee and Council.

**J. NEXT MEETING**

The next meeting of the Agriculture and Food Security Advisory Committee will be held on Thursday, December 6, 2018, at 9:00 a.m. in 2E Community Room B.

K. ADJOURNMENT


It was

Moved by M. Bose  
Seconded by B. Sandhu  
That the Agriculture and Food Security

Advisory Committee meeting do now adjourn.

Carried

The Agriculture and Food Security Advisory Committee adjourned at 10:12 a.m.

  
Jane Sullivan, City Clerk

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Councillor Mike Starchuk, Chair