

# *Environmental Sustainability Advisory Committee - Minutes*

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**Present:**

Councillor Pettigrew, Chair  
B. Campbell, Vice-Chair  
J. Werring  
K. Purton  
L. Walker  
M. Lamont  
M. Sharma  
N. Hogan  
P. Mann  
S. VanKeulen

**Regrets:**

J. Dhami  
S. Rush

**Staff Present:**

C. Lumsden, Associate Planner  
F. Smith, General Manager, Engineering  
H. Sondh, Planner  
K. Shackles, Associate Planner  
N. Aven, Parks Manager  
R. Landucci, Urban Forestry Manager  
S. Godwin, Environment Manager  
C. Eagles, Administrative Assistant

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## A. INTRODUCTIONS

Councillor Pettigrew was appointed Chair to the Environmental Sustainability Advisory Committee at the December 3, 2018 Council meeting.

### 1. Committee Roundtable

The Committee discussed priorities and key issues they are passionate about.

Key points identified:

- Being productive and making accomplishments, advance the Biodiversity Conservation Strategy, promote stream preservation and enhancement, finding solutions to improve the environment, advance the Bluedot initiative (the right to a healthy environment), promote pollinator habitat and butterfly garden initiatives, improve water quality, to recognize Surrey and Boundary Bay ecosystem as an Important Bird Area (IBA) and promote its international and national importance such as the bird capital of Canada, conservation of natural areas while implementing urban development, improving tree canopy and minimize loss of trees through development, update the tree protection bylaw and pesticide bylaw, improving access to green space, protection of wildlife and fish habitat, opportunities for unique agriculture, promote the Little Campbell Watershed issues and room for the river concept, and promote climate change initiatives.

The Chair invited observers to discuss environmental issues important to them.

**B. ELECTION AND APPOINTMENT**

**1. Appointment of Vice-Chair**

Note: The Vice-Chair would be responsible for Chairing the ESAC meeting if Councillor Pettigrew is unavailable.

It was  
Advisory Committee (ESAC) elect B. Campbell as the Vice-Chair for the 2019 Calendar year.

Moved by L. Walker  
Seconded by K. Purton  
That the Environmental Sustainability

Carried

**2. Agriculture and Food Policy Advisory Committee Representative**

It is in order for the Committee to elect a representative to serve on the Agriculture and Food Policy Advisory Committee (AFPAC) for the 2019 calendar year.

Note: The AFPAC Representative would be responsible to attend AFPAC meetings, which are held on the first Tuesday of the month, at 6:00 p.m.

A brief overview of the AFPAC Committee was provided.

It was  
Advisory Committee (ESAC) elect J. Werring as the Agriculture and Food Policy Advisory Committee (AFPAC) Representative.

Moved by B. Campbell  
Seconded by M. Sharma  
That the Environmental Sustainability

Carried

**3. Proposed 2019 Meeting Schedule**

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

It was  
Advisory Committee adopt the 2019 Meeting Schedule as presented.

Moved by S. VanKeulen  
Seconded by M. Sharma  
That the Environmental Sustainability

Carried

**C. ADOPTION OF MINUTES**

1. Minutes of October 30, 2018.

It was Moved by S. VanKeulen  
Seconded by N. Hogan  
That the minutes of the Environmental  
Sustainability Advisory Committee meeting held October 30, 2018 be adopted as  
presented.

Carried

**D. DELEGATIONS**

1. **Delegation Request: The Pollinator Project**

It was Moved by N. Hogan  
Seconded by M. Sharma  
That the Environmental Sustainability  
Advisory Committee accept the Delegation Request on The Pollinator Project.

Carried

**E. OUTSTANDING BUSINESS**

**F. NEW BUSINESS**

1. **Sensitive Ecosystem Development Permit Areas and Guidelines**

Stephen Godwin, Environment Manager  
File: 5280-01

Staff provided an introduction to the City's Sensitive Ecosystem Development Permit Areas and Guidelines and highlighted the following information:

- Land development may have impacts on the environment and the City engages in a transparent process to ensure environmental guidelines and Regulations are met when administering development applications.
- The City manages the environment for issues related to liabilities and opportunities. Liabilities include; the safe conveyance of stormwater to creeks and rivers, the safe access for operations crews to access natural systems for maintenance activities, hazard tree management, private property encroachments, invasive plants, beaver management, wildlife corridors, and to ensure trails and public access is safe in riparian areas.
- The City implements the Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN). Many riparian areas are often conveyed to the City during land development. The goal is to administer a streamlined, transparent approval process for land development while managing for the City's values and liabilities.

- The Official Community Plan (OCP) is a guidance document for future land-use planning.

Sensitive Ecosystem Development Permit Areas have two categories:

- Green Infrastructure Areas (GIA); and
- Streamside Areas (SA).
  1. Green Infrastructure Area: If an application falls within 50 metres of the GIA, the applicant is tasked to follow the City's DVP guidelines and follow specific procedures, satisfactory to the City.
  2. Streamside Area: If an application falls within 50 metres of a creek, the applicant is asked to follow the City's DVP guidelines and follow specific procedures, satisfactory to the City. The Streamside Protection Zoning Bylaw determines the appropriate setbacks for development from the top of the bank. A Variance to the development setback requires an Impact Mitigation Plan and goes to Council for approval or denial. The Streamside Protection Zoning Bylaw allows modest flexibility to setbacks, provided there is no net loss of the protection area. A Development Variance Permit is administered by Council.

Staff provided generic examples of development permit applications and variance applications.

In response to questions from the Committee, it was noted that Restrictive Covenants are only enforceable through a court order. To ensure adequate protection of the natural environment over time, the City prefers conveyance of the lands to the City or the registration of a combined Statutory Right of Way with Restricted Covenant language that allows the City to enter and remove or correct any violations.

## 2. **Terms of Reference**

Stephen Godwin, Environment Manager

The Committee discussed recommendations for the Terms of Reference. It was noted the TOR guides what the Committee's role and mandate is.

## G. **ITEMS REFERRED BY COUNCIL**

### 1. **Development Application No. 7916-0258-00**

File: 7916-0258-00; 6880-01

Kevin Shackles, Associate Planner

At the February 11, 2019 Regular Council Public Hearing meeting, the subject application was referred to the ESAC. Staff are providing the application to the Committee for information.

The application has received first and second readings and has had a Public Hearing.

- The subject property is 0.6 hectares in area, designated Urban in the Official Community Plan (OCP), designated Townhouses and Buffers in the South Newton Neighbourhood Concept Plan and zoned One-Acre Residential Zone (RA). The site is located within a Sensitive Ecosystems Development Permit Area for Streamside Areas and a Class A (red-coded) Natural Stream located off-site is a permanent fish bearing tributary to Hyland Creek.
- The applicant is proposing an NCP amendment to re-designate the subject property from Townhouses to Single Family Small Lots for the RF-13 and RF-SD lots, to row houses for the RM-23 lots and to Creeks and Riparian Setbacks for the riparian area to be conveyed to the City, and to rezone the site from One Acre Residential Zone to Single Family Residential Zone, Semi-Detached Residential Zone, and Multiple Residential Zone to permit the development of 4 single family small lots, 10 semi-detached residential units and 3 row houses for a total of 17 units. A Development Variance Permit and Development Permit for Form and Character of the row houses and for Sensitive Ecosystems (Streamside Areas) is also proposed.

It was noted that the proposed riparian area will be fenced and restricted from public and private access.

The Committee provided comments regarding trees, impermeable surfaces, fencing, wildlife and streamside setbacks.

**2. Sensitive Ecosystems and Hazard Lands Development Permit and Variance**

File: 7917-0400-00; 5280-01

Christopher Lumsden, Associate Planner

At the January 14, 2019 Regular Council Land Use meeting, the subject application was referred to the ESAC. Staff are providing the application to the Committee for information.

- The subject property is 732 square metres in area, designated Urban under the OCP and zoned Single-Family Residential Zone (RF). The site is located within a Hazard Lands and Sensitive Ecosystems Development Permit Area and will require a Sensitive Ecosystems and Hazard Lands Development Permit.
- The applicant is requesting a Development Variance Permit to reduce the minimum streamside setback area, as measured from top-of-bank, and the minimum front and rear principle building setbacks of the RF Zone.

The Committee provided comments regarding tools to protect sensitive ecosystems, types of trees being removed, fencing, buffering, and the proposed setback.

It was noted that trees and plants have pre-determined values. The Registered Statutory Right of Way will prevent future encroachment.

It was noted that the Committee would benefit if they were aware of guidelines for streamside protection buffering.

3. **Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19703**  
File: 7916-0063-00; 6880-01  
Harpreet Sondh, Planner

At the December 3, 2018 Regular Council Public Hearing meeting, the subject application was referred to the ESAC. Staff are providing the application to the Committee for information.

The application has received first and second readings and has had a Public Hearing.

- The subject property is 0.41 hectares in area, designated Urban in the OCP, designated Townhouses and Creek and Riparian Area Setbacks in the South Newton Neighbourhood Concept Plan (NCP), and zoned One-Acre Residential Zone (RA). The site is located within a Sensitive Ecosystems Development Permit Area for Streamside Areas.
- The applicant is proposing to rezone the site from One Acre Residential Zone (RA) to Multiple Residential 25 Zone (RM-25) to permit the development of 17 townhouse units. A Development Permit for Form and Character and for Sensitive Ecosystems (Streamside Areas) is also proposed in addition to the Development Variance Permit for building setbacks.

## H. CORRESPONDENCE

## I. INFORMATION ITEMS

1. **Corporate Report: Community Climate Action Strategy**  
File: 0512-02

For information only.

## J. OTHER BUSINESS

1. **2019 ESAC Workplan Group Discussion**  
Stephen Godwin, Environment Manager

Item J.1 was deferred to the May 1, 2019 ESAC Meeting.

## K. NEXT MEETING

The next meeting of the Environmental Sustainability Advisory Committee will be held on May 1, 2019 at 6:00 p.m. in 2E Community Room B.

L. ADJOURNMENT

It was

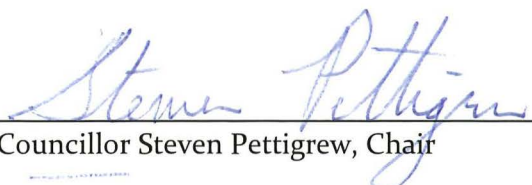
Moved by S. VanKeulen  
Seconded by M. Sharma  
That the Environmental Sustainability

Advisory Committee meeting adjourn.

Carried

The Environmental Sustainability Advisory Committee adjourned at 8:34 p.m.

  
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Jennifer Ficocelli, City Clerk

  
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Councillor Steven Pettigrew, Chair