A. ADOPTION OF AGENDA

It was Moved by Councillor Hunt
Seconded by Gary King
That the agenda of the Agricultural Advisory Committee meeting held on May 4, 2006, be adopted.
Carried

B. ADOPTION OF MINUTES

It was Moved by G. King
Seconded by S. VanKeulen
That the minutes of the Agricultural Advisory Committee meeting held on April 6, 2006, be adopted.
Carried

C. BUSINESS ARISING FROM THE MINUTES

1. Property Use at 15176 – 48th Avenue, Surrey

A letter has been submitted from John Sherstone, Manager, By-Laws & Licensing Services, concerning property use at 15176 – 48th Avenue.

The Committee is requested to indicate that they have received this letter as information.
It was

Moved by N. Kalid
Seconded by S. VanKeulen
That the letter regarding the property use at

15176 – 48th Avenue be received by the Agricultural Advisory Committee.

Carried

2. **16507 – 40th Avenue**

At the last meeting the Committee asked that staff bring an information update on this property.

- Owners have been informed by the By-Law & Licensing Department that they do not have a license to operate in this area.

3. **Agricultural Component of City of Surrey Website**

T. Atva, Planner provided a walk-through of the website, assisted by F. Wong, Planning Technician. The Committee then made the following comments:

- Check for redundant expressions, i.e. “Agriculture and farming.”
- That a comment on page 13 is misleading. It states that 1/3 of land in Surrey is farming. The correct statistic is that 1/3 of land is in the agricultural land reserve, not all agricultural land is farmable.
- That it is important to note that a majority of the dykes are private property. The website should direct people to the public dykes and not mention the private ones.
- That pictures could be taken to put on the website.
- That photo albums of various types of farming could be interesting, as there is not enough room on the main page for all relevant pictures. An explanation of each picture could be inserted.
- That a slide show would be informative.
- That reference to the Agricultural Plan could possibly be included.
- That the Committee Terms of reference could be included, as this document provides a good overview of how the Committee is mandated and how it runs.
- That farm tours attendees be left general.
- That the word “rationale” be removed on the farm tours page. The information should read “implemented mitigation” only.
- The Planner commented that previous suggestions were taken into consideration when creating the website.
- That a Surrey Farmers Institute link be added to the website.
- That a link for Nature Matters could be considered.
- That the Committee approved of the website. The buffer pictures are very beneficial.
4. Grandview Heights – Neighbourhood Concept Plan #2  
File: 6520-20 (GH2)

N. Kalid left the meeting at 9:40 a.m. due to a possible conflict of interest, as her husband is a business associate.

G. King provided information from the CAC meeting he attended.

- The history of the area was very well outlined.
- Discussion ensued on how the farms were set up. Examples were given of farms and trees that were there, and some of these should be preserved as they create a habitat for birds.
- An environmental assessment update was provided specifically relating to stands of trees and grasslands, ditches and creeks.
- G King will be going to the next meeting.

The Committee made the following comments:

- That there be a plan for some agricultural land to be set aside for seniors and people with Alzheimer’s recreational use.
- The transition areas between high and less dense development was discussed. These areas could be set aside for agricultural purposes.
- That these developments will funnel people down for easy access out of the area through agricultural land.
- That perimeter roads should not go through, but rather around agricultural lands.
- The Planner gave inventory of what is currently taking place in this area and showed the breakdown on a map.
- Open space should be provided within or without the agricultural land reserve to provide a park or community gardens.
- That high density areas support transit, but green space needs to be protected.
- That there is an issue with providing green space for the number of people who are moving into these areas.
- That an agricultural land reserve be created. There will be at least 10 acres of park for every 1000 people going in this area.
- That developers have the right to opt out of reserving 10 acres of park per thousand people.
- That linear parks are needed to keep people out of the agricultural land reserve.
- That areas must be created for people to walk their dogs.
- That the ideal concept of high density is having the residential development take place before park development.

Tina Atva, Planner, discussed the possibility of setting aside half an hour at the June meeting of the Agricultural Advisory Committee to discuss the agricultural buffer in the plan area. The Committee supported her suggestion.
• A consultant has been hired to work with the City regarding the buffer and this area. The transition policy is 400 meters.
• The park has not yet been situated in this area, and the city is looking at the best place to put it.

5. OCP Amendment To Amend the Official Community Plan From Agricultural to Suburban to Allow 100 Suburban Lots.
File #: 7906-0119-00

Tina Atva, Planner, provided information, and the Committee members made the following comments:

• With respect to application 7906-0119-00, it would appear that some of the proposed property should be kept in the ALR.

It was Moved by P. Harrison
Seconded by N. Kalid
That the Agricultural Advisory Committee receive the information relative to Application 7906-0019-00.
Carried

D. NEW BUSINESS

1. Protecting the Working Landscape of Agriculture: A Smart Growth Direction for Municipalities in British Columbia

A study has been done by West Coast Environmental Law on ways to protect farmland in British Columbia. The report notes that the economic contributions from agriculture are significant and are often undervalued.

The Committee reviewed the information and made the following comments:

• A more balanced method of distributing property tax revenues within the lower mainland area, relative to developed agricultural areas should be explored.

2. Invitation to Abbotsford Chamber of Commerce Agricultural Forum entitled “Agriculture – Building It Right.”

• P. Harrison accepted the invitation to attend this event. A Planner will attend with him.
3. **Invitation to attend the Public Open House at Elgin Hall regarding an initiative to formalize the Semiahmoo Trail head along the north of Crescent Road up to the Nicomekl River.**

This is being presented as information to the Committee. Remi Dube, Drainage Planning Manager, was available to answer questions on behalf of Brad Fisher. The Committee reviewed the information and made the following comments:

- A revised plan will be presented June 1st.
- Two areas at north and east end will lead people to walk on the dam and into the agricultural land area. This should be a curved left hand turn to lead them along the river rather than onto the dam and to the agricultural land.
- Concern was expressed regarding the north round-about. This area should be an overpass or a tunnel.
- That speed bumps will keep traffic away from this area and toward the King George Highway.
- The Semiahmoo trail is more pedestrian oriented, and there is parking further down where people can park to access the trail.
- The road should remain open if possible to prevent traffic jams.
- That closing Elgin Road is being considered.
- The off ramp will have to be doubled if this is done, as traffic backs up in this area.
- This issue will be brought back with more information in the June 1st meeting.

4. **Property at: 5288 – 168th Street**

**Recommendation by the Real Estate Division for the Agricultural Advisory Committee to support and endorse the proposal for the City, subject to Council approval, to enter into a long term lease of 30 years with the existing tenant, Heppell’s Potato Corp. at market rent.**

A. Wright, Property Negotiator/Asset Management, and J. Dean, Property Appraiser, from the Real Estate Division presented information on table.

- That policy regarding long-term leases is not being set, rather one specific agreement is being discussed.
- That they are seeking endorsement for the proposal.
- There are currently joint tenants on the farm. Current terms of the lease are that it be reviewed every 5 years.
- There is a wireworm problem in the area that is creating a problem for the potato grower. The farmer will grow a variety of berries on the land rather than potatoes.
- That the potato farmer will become the sole tenant on the land.
- That the tenant wants a 30 year lease, as berries have a long life span.
- That a long term lease will allow him to spend $10,000 /acre in improvements and set up for the berry farm.
- Organic farming methods will be used.
Following the presentation, the Committee made the following comments:

- That this is ALR land that should be farmed. This lease will ensure that farming will take place on this land for 30 years. The city should be striving for this.
- That the amount of agricultural land is approximately 30 acres.
- That it is better for the City to hold onto the land and lease it rather than sell it.
- A lease and sell option has been presented to the Parks, Recreation and Culture Department. They do not feel selling should be an option at this point.
- That a long term lease is the only thing that makes sense to the tenant.
- That there has to be some provision for protection of productive farmland. The farm is unique because it has square fields, and a mound of gravel for buildings.
- The policy is that the City hold the land and rent it.
- The question was raised if the City were asking for a bond or a guarantee that the tenant finish what they started regarding set-up. The response was that negotiations are not yet that far advanced, but that would be considered.
- That the lease include a provision that the tenant could return to conventional farming if the organic farming did not work.
- There were a limited amount of drainage issues on this property.
- Real Estate Division representative to present the showcase portion to the Committee at a future date.

It was Moved by D. Arnold
Seconded by P. Harrison
That the Agricultural Advisory Committee advises General Manager, Planning and Development that the Committee supports the recommendation by the Real Estate Division for a 30 year lease on this property.

Carried

S. VanKeulen left the meeting at 11:00 a.m.

E. ITEMS REFERRED BY COUNCIL

1. Nature Matters Program

L. Giles, Environmental Technologist, presented the following information:

- The Nature Matters Program is a new program that restores habitats.
- It focuses on increasing awareness and sparking interest in residents to create ownership in their communities.
- The program provides interaction with students through work experience.
A desired component to this program would be to inform people about agricultural areas in Surrey.

Dyke user concerns and garbage in agricultural areas are being addressed. The Committee was urged to identify any other areas of concern.

SHaRP has 5 teams that work in different areas of concern.

The Swap for 5 Program educates students on recycling.

The Adopt a Street program has close to 38,000 volunteers picking up garbage.

The SHaRP program will now be year round.

The Committee members commented:

- That sustainable poultry operations be considered for the manure management program.
- That the fish screens on pumps could be checked by teams.
- That the Farm Fresh Guide should be checked to make sure that produce in the guide is grown in Surrey.

Councillor Hunt left the meeting at 11:26 a.m.

- The Planner suggested links to the EAC website.
- That teams could be used to put signs up on the dykes.

F. CORRESPONDENCE

1. Development Proposal
   File # 7906-0017-00
   High Knoll Driving Range
   4947 – 192nd Street

The Committee members discussed the proposed Driving Range and made the following comments:

- That the temporary land use permit has expired.
- That they have opened a restaurant and mini golf without a permit.
- That Potter’s Nursery rents from the driving range owner, and there is no connection between the two other than the lease.
- That no permanent structures were to be erected.
- That this issue has been referred to staff.

Action Item:

The Committee requested further information from staff on the High Knoll Driving Range

D. Arnold left the meeting at 11:37 a.m.
G. INFORMATION/DISCUSSION ITEMS

H. OTHER COMPETENT BUSINESS

1. Farmland Infractions
   • A brief discussion ensued with regard to farmland infractions.

I. NEXT MEETING

The next meeting of the Agricultural Advisory Committee will be held Thursday, June 1, 2006.

J. ADJOURNMENT

It was Moved by P. Harrison
   Seconded by G. King
   That the Agricultural Advisory Committee
   meeting do now adjourn.
   Carried

The Agricultural Advisory Committee adjourned at 11:49 a.m.

________________________________________________________________________
Margaret Jones, City Clerk          Mike Bose, Chair
Surrey Agricultural Advisory Committee