
Present:

Councillor Bose, Chair
Councillor Bains, Vice Chair
B. Favaro
P. Harrison
S. Keulen
R. Sihota
R. Tamis

Absent:

D. Bondar
R. Brar
H. Dhillon
W. Kim
S. Rai
M. Schutzbank
R. Vanderende

Staff Present:

A. Barn, Planner
P. Heer, Director Community Planning & Sustainability
V. Jhingan, Director Project Delivery
M. Kischnick, Senior Planner
S. Meng, Legislative Services Coordinator

A. ADOPTIONS**1. Adoption of the Agenda**

It was Moved by Councillor Bains
Seconded by P. Harrison
That the agenda of the Agricultural and Food
Policy Committee meeting of September 10, 2024, be adopted.
Carried

2. Adoption of the Minutes – June 11, 2024

It was Moved by R. Sihota
Seconded by P. Harrison
That the minutes of the Agricultural and
Food Policy Committee meeting held June 11, 2024, be adopted.
Carried

B. DELEGATIONS

This section had no items to consider.

C. STAFF PRESENTATIONS**1. 64 Avenue Road Widening Project Between 152 Street to 164 Street**
Victor Jhingan, Director Project Delivery

The Director Project Delivery provided a presentation regarding 64 Avenue Road Widening Project Between 152 Street to 164 Street. The following information was highlighted:

- The widening of 64th Avenue aims to ease traffic congestion and support the city's growth. The corridor currently handles about 27,000 vehicles daily. The project involves expanding the road from 2 to 4 lanes and adding a multi-use pathway on the south side.
- The road is already designed to accommodate future widening, with only minor adjustments needed west of 156th Street. The design will avoid raised medians or curbs to ensure easy access for farm vehicles and maintain flexibility. A two-way left turn lane will be included on the hill section to provide safe access for farm vehicles.
- In September, local residents will provide feedback on access points to farms, ensuring new driveways are accommodated. A contractor will be hired in October, with construction starting in January and finishing by fall, pending minor regulatory approvals.
- Major roadwork will occur west of 156th Street, including intersection upgrades at 152nd Street, while east of 156th Street will involve mostly pavement marking.

In response to questions from the Committee, the following information was provided:

- The plan involves painting a wider, double yellow line on the road to ensure a buffer for oncoming vehicles, avoiding raised medians to allow flexible access for farming activities.
- The design features widely spaced traffic signals, allowing for significant breaks in traffic outside of rush hour, providing opportunities for easier turns.
- The plan is to maintain the left turn bay at 156th Street and 64th Avenue for safe and comfortable turns without blocking traffic. Although the intersection will remain unsignalized due to low traffic volume, a signal could be added if needed in the future.
- The signal at 152nd Street is automated and adjusts the left turn signal based on traffic volume. In contrast, 156th Street will have no signal.
- The signal timing at 152nd Street and 64th Avenue changes based on usage, typically providing breaks every two minutes, even during rush hour. High demand for right and left turns during rush hour may sometimes cause congestion, but the signal timing can be adjusted as needed to ensure smoother traffic flow. Adjustments can be made upon request if issues arise.
- The road currently handles 27,000 vehicles per day, with an estimated increase to 40,000 vehicles per day by 2050.

The Committee provided the following comments:

- Chair mentioned that 156th Street is part of the Agricultural Land Reserve, with only a few properties along it. Residents beyond 60th Avenue are encouraged to use Highway 10 or 152nd Street for quicker access, rather than 64th Avenue. The area will not be signalized to avoid promoting traffic towards less efficient routes.
- Chair expressed that trespassing and access are major concerns on the south side between 160th and 156th Street, as there is no ditch or fence due to a lack of funds when the road was widened.

2. **Development Application 7924-0156-00**
Allison Barn, Planner

The Planner summarized the report dated August 30, 2024, regarding Development Application No. 7924-0156-00 and the following information was highlighted:

- The applicant is proposing the retention of the farm accessory structures, which are primarily used for temporary storage of produce and the retention of the greenhouse which is used for growing vegetables.

In response to questions from the Committee, the Planner and Senior Planner provided the following information:

- The applicant requires a DVP to reduce the minimum front yard setbacks for 2 agricultural structures and one building from: 30 metres to 2.54 metres for Structure 1, 2.46 metres for Structure 2 and 24.92 for Building 1.
- The setback variance is required for an existing non-conforming building, not due to the Comprehensive Development Zone. The building was constructed closer to the front than bylaws allow, and it may not have had proper permits originally. The current process aims to rectify the non-compliance with setback regulations.

The Committee provided the following comments:

- A committee member expressed support of this application.
- A committee member mentioned owners been operating for over 25 years.

It was Moved by S. Keulen
Seconded by P. Harrison
That the Agricultural and Food Policy
Committee recommend that the Acting General Manager of Planning and
Development support Development Application 7924-0156-00.
Carried

D. **OTHER BUSINESS**

1. **Surrey Agricultural Plan**
Markus Kischnick, Senior Planner
Preet Heer, Director Community Planning & Sustainability

The Senior Planner and Director Community Planning & Sustainability discussed the Surrey Agricultural Plan and annual work plan. The following information was highlighted:

- The committee has discussed in the past on updating the agricultural plan. To address this, staff propose adding the agricultural plan to the 2025 work plan for the committee. This would then be presented to council along with the Official Community Plan (OCP).

In response to questions from the Committee, the following information was provided:

- The coach house, a small-scale multi-unit house, would be subject to agricultural development permits allowing for design control. Therefore, it could be incorporated into the OCP review and development permit (DP) guidelines to maintain appropriate setbacks and protect agricultural land.
- Staff can bring forward a presentation regarding Bill 44.
- The zoning for frequent bus stop areas allows for up to 6 units, while other areas allow for up to 4 units. This means that a single-family lot can now potentially have 4 units adjacent to the Agricultural Land Reserve (ALR) through a building permit.
- The DP requirement remains in place for duplexes with coach houses in farm adjacency areas. This means that setbacks and other factors related to the ALR will still need to be reviewed to ensure appropriate development.
- Outside of residential zones on smaller than one-acre lots, more units can now be permitted through zoning changes. This does not affect agricultural lands themselves, as they are exempt.
- The zoning names for some areas have been changed, but the actual development requirements remain the same. For example, if a property was previously zoned RF and is now zoned R3, the development requirements, including setbacks from ALR land, will still apply.
- For lots of one acre or larger (4050 square meters), only one house can be built. Smaller lots may have different regulations allowing for more units. The long-term goal may be to develop these larger lots into townhouses or smaller lots.
- Staff mentioned bringing forward a presentation on frequent bus stop areas, their impact on development, and relevant legislation.
- The new policy allows for 4-6 units per lot without rezoning. However, construction costs, infrastructure servicing, and other factors may still hinder development.
- Converting a single-family dwelling with a suite to a duplex with suites or a coach house may not be cost-effective due to the need for additional services. However, servicing capacity may be sufficient for service lots.
- Small-scale multi-unit developments will likely require financing strategies, including development costs and upgrades. These costs will be incorporated into the project and will be reported to council in the future.

The Committee provided the following comments:

- A committee member expressed concerns regarding Bill 44 which allows denser development near agricultural land, which could harm buffer zones and negatively impact agriculture.
- Vice Chair mentioned the finalized corporate report with maps of areas where 6 units could be built is resourceful to reference.

- Chair mentioned that the committee will play a significant role in shaping the city's development and protecting food production in the upcoming year.
- A committee member mentioned that the population is expected to increase, which will likely lead to more development.
- A committee member expressed concerns regarding the Metro Vancouver sewer line running down Highway 10 is at capacity and can affect agricultural land when it overflows during storms.

B. Favaro left the meeting at 6:45 p.m.

2. 2025 Meeting Schedule

It was Moved by Councillor Bains
Seconded by P. Harrison
That the Agricultural and Food Policy
Committee receive the 2025 meeting schedule as presented.
Carried

E. INTEGRITY OF THE AGRICULTURAL LAND

- A committee member mentioned there is a new business called Pallet World and questioned its legality, whether the owners obtained a City of Surrey business license and mentioned the business can be hazardous being on a bog.
- Chair mentioned that the neighborhood has several non-agricultural businesses, including a trucking company operating illegally on farmland. One case involved a property at 176 Street and 88 Avenue, where illegal truck parking was removed by court order but has since returned, with the gravel pad expanding.
- Chair expressed that the committee should provide input on non-permitted, non-farm uses in ALR and find solutions to address truck parking on farmland in addition to adding these topics to the work plan.

F. NEXT MEETING

The next meeting of the Agricultural and Food Policy Committee is looking to be rescheduled for Tuesday, October 15, 2024.

G. ADJOURNMENT

The Agricultural and Food Policy Committee adjourned at 7:11 p.m.

Jennifer Ficocelli,
City Clerk and Director of Legislative Services

Councillor Bose, Chairperson