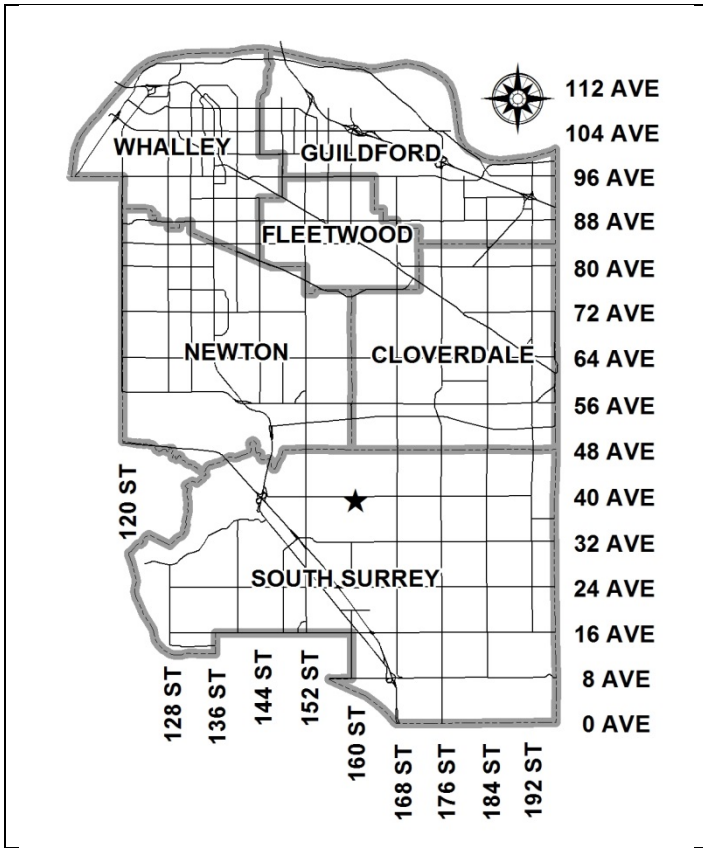


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7914-0371-00

Planning Report Date: March 23, 2015



**PROPOSAL:**

- Subdivision within ALR under Section 21(2) of the *Agricultural Land Commission Act*.

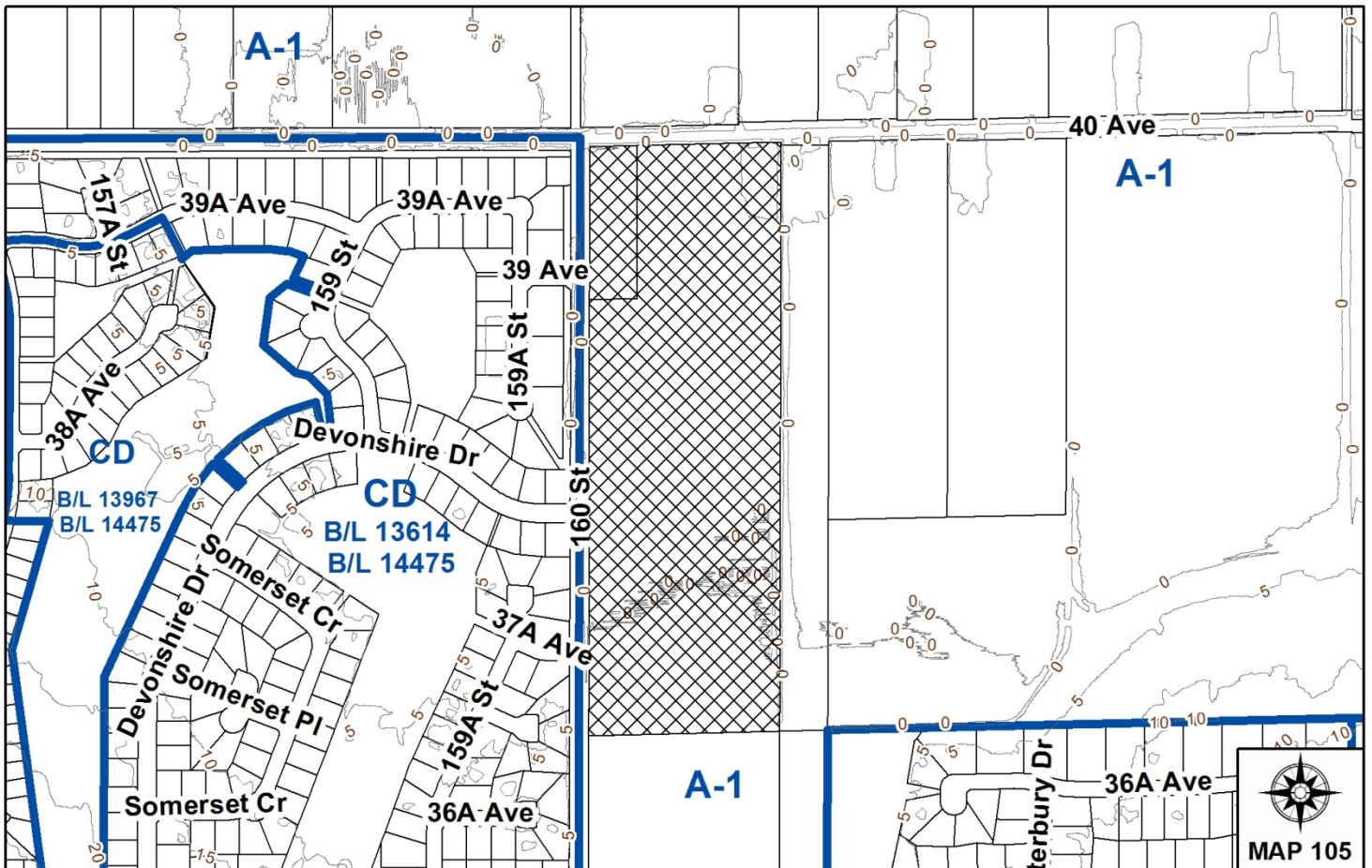
in order to allow a lot line adjustment creating 2 lots.

**LOCATION:** 16018 - 40 Avenue  
 16082 - 40 Avenue

**OWNER:** Karnail S Sekhon et. al.

**ZONING:** A-1

**OCP DESIGNATION:** Agricultural



### RECOMMENDATION SUMMARY

- The Planning & Development Department recommends that Council authorize referral of application 7914-0371-00 to the Agricultural Land Commission with a recommendation of support.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- In accordance with Section 10(1)(3)(c) of the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation* a lot line adjustment subdivision within the ALR where any of the subject lots are less than 1 hectare, requires approval of the Agricultural Land Commission.

### RATIONALE OF RECOMMENDATION

- Complies with OCP Agricultural designation.
- Complies with the standards for subdivision within the "General Agriculture Zone (A-1)" of Zoning By-law 12000, requiring a minimum lot size of 4 ha (10 acres) for lots created through subdivision.
- The proposal increases the area of the existing lot at 16018 – 40 Avenue from 0.81 ha (2 acres) to 4.18 ha (10.3 acres), improving the agricultural potential of the parcel.
- No exclusion of land from the ALR is proposed.
- The application is supported by the Agricultural and Food Security Advisory Committee.

RECOMMENDATION

The Planning & Development Department recommends that Council authorize referral of the application to the Agricultural Land Commission with a recommendation of support.

REFERRALS

**Engineering:** The Engineering Department has no objection to the proposed subdivision concept. Complete engineering requirements will be provided to the applicant upon subdivision application, if supported by the ALC.

**Agricultural and Food Security Advisory Committee (AFSAC):** At the March 5, 2015 meeting, AFSAC recommends that the application be approved with full support from the Committee. Draft meeting minutes are attached as Appendix III.

SITE CHARACTERISTICS

Existing Land Use: Agricultural – commercial blueberry farm

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/NCP Designation</b>	<b>Existing Zone</b>
North (Across 40 Avenue):	Agricultural	Agricultural	A-1 (ALR)
East:	Agricultural	Agricultural	A-1 (ALR)
South:	Agricultural	Suburban	A-1 (outside ALR)
West (Across 160 Street):	Single Family Residential	Suburban	CD (By-law Nos. 13614 & 14475)

DEVELOPMENT CONSIDERATIONSSite Description & Background

- The subject site is located within the ALR, along the ALR boundary. The OCP designates the lands to the north and east as Agricultural and the lands to the south and west as Suburban.
- The subject site is currently operating as a commercial blueberry farm.
- There are two dwellings located on the property at 16082 – 40 Avenue: a house and a mobile home.
- 16018 – 40 Avenue is currently used for agricultural purposes only and does not contain a dwelling.

- The lot directly to the south at 3658 – 160 Street is not in the ALR and was subdivided from the subject site under Development Application 7907-0282-00. It is designated Suburban under the Official Community Plan. This property has not yet been rezoned to allow for suburban development and is currently being used for agricultural purposes under the existing A-1 zoning. The City is holding a security in the amount of \$39,869.50 for a future landscape buffer between agricultural and suburban land uses, and must be installed when the property is rezoned and subdivided for suburban use.

### Proposal

- The applicants propose a lot line adjustment subdivision of the two subject properties to create 2 reconfigured lots.
- The existing lot areas are approximately 0.81 ha (2 acres) (16018 – 40 Avenue) and 11.8 ha (29.1 acres) (16082 – 40 Avenue).
- The proposal will increase the area of the smaller lot to 4.18 ha (10.3 acres) and reduce the larger lot to 8.37 ha (20.7 acres) after road dedication required along 40 Avenue.
- Prior to consideration of the subdivision by the City's Approving Officer, ALC approval of the proposed lot line adjustment is required.
- The applicants propose to retain the existing farm home plate (*farm residential footprint*) on proposed Lot 1 and have provided a concept for a future farm home plate (*farm residential footprint*) location on Lot 2. The farm home plate locations have been selected to maximize the farming potential of the land and minimize the amount of fill required by utilizing the existing farm home plate location on Lot 1 and locating the Lot 2 farm home plate on the highest elevation within the setback requirements. Construction of a dwelling on proposed Lot 2 is not planned at this time. If the ALC approves the application, Section 219 covenants will be requested at the subdivision stage to ensure adherence to the farm home plate locations proposed by the applicant.

### Agriculture and Food Security Advisory Committee (AFSAC)

The application was reviewed by the AFSAC at the March 5, 2015 meeting. The committee commented as follows:

*That the Agriculture and Food Security Advisory Committee recommend to Council that the application for lot line adjustment subdivision proposal of properties located at 16018 and 16082- 40 Avenue be approved with full support from the Committee.*

### Justification of Support for Proposal

- The proposal is in compliance with the OCP, which designates the subject site as Agricultural.
- The proposal complies with the standards for subdivision in the "General Agriculture Zone (A-1)" of Zoning By-law 12000, requiring a minimum lot size of 4 ha (10 acres) for lots created through subdivision.

- The proposal increases the area of the existing lot at 16018 – 40 Ave from 0.81 ha (2 acres) to 4.18 ha (10.3 acres), improving the agricultural potential of the parcel.
- No exclusion of land from the ALR is proposed.
- The City's Agricultural and Food Security Advisory Committee supports the proposed subdivision.

#### Disadvantages of and arguments against the proposal

- The A-1 zone permits 1 additional single family dwelling where a lot is 4 hectares (10 acres) or more and is a farm operation. Under the existing layout, the 2 lots would be allowed a maximum of 3 dwellings, whereas under the proposed layout, the reconfigured parcels would permit a total of 4 dwellings – a net increase of one single family dwelling.
- Staff believes that the benefits supporting the proposal outweigh the arguments against the proposal. As such, staff supports referral of application no. 7914-0371-00 to the Agricultural Land Commission with a recommendation for support.

#### PRE-NOTIFICATION

As per departmental policy on ALC referral-only applications, pre-notification letters were not sent.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets
- Appendix II. Proposed Subdivision Layout
- Appendix III. Agricultural and Food Security Advisory Committee Minutes (DRAFT)

#### INFORMATION AVAILABLE ON FILE

Letter of justification dated February 18, 2015 and submitted by Pacific Land Group acting as the owners' agent.

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

EM/da

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DRV 3/19/15 11:26 AM

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent:      Name:                    Oleg Verbenkov  
   Pacific Land Group  
   Address:           Suite 101, 7485 - 130 Street  
   Surrey, BC V3W 1H8  
  
   Tel:                                    604-501-1624 - Primary  
   604-50-11624 - Fax

2.      Properties involved in the Application

- (a)      Civic Address:                    16018 - 40 Avenue  
   16082 - 40 Avenue

- (b)      Civic Address:                    16018 - 40 Avenue  
   Owner:                                    Karnail S Sekhon  
   Himmat S Sekhon  
   Baldev S Sekhon  
  
   PID:                                        007-858-507  
   North West 165 Feet By 530 Feet Of Parcel "B" (Plan With Fee Deposited 24398E) Of The  
   North West Quarter Section 25 Township 1 Having A Frontage Of 165 Feet On The North  
   Boundary And 530 Feet On The West Boundary Of Said Parcel New Westminster District

- (c)      Civic Address:                    16082 - 40 Avenue  
   Owner:                                    Karnail S Sekhon  
   Sukhdev K Sekhon  
   Himmat S Sekhon  
   Mohinder K Sekhon  
   Baldev S Sekhon  
   Gurmeet K Sekhon  
  
   PID:                                        007-858-451  
   Parcel "B" (Plan With Fee Deposited 24398E) Of The North West Quarter Section 25  
   Township 1 Except: Firstly: North West 165 Feet By 530 Feet Having A Frontage Of 165 Feet  
   On The North Boundary And 530 Feet On The West Boundary Of Said Parcel "B";  
   Secondly: Plan BCP47013;

# SUBDIVISION DATA SHEET

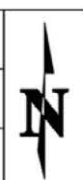
Proposed Zoning: A-1

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	31 acres
Hectares	12.55 ha
<b>NUMBER OF LOTS</b>	
Existing	2
Proposed	2
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	202.27
Range of lot areas (hectares)	4.18 ha - 8.37 ha
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	0.159 & 0.061
Lots/Hectare & Lots/Acre (Net)	
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	n/a
Estimated Road, Lane & Driveway Coverage	n/a
Total Site Coverage	n/a
<b>PARKLAND</b>	
Area (square metres)	n/a
% of Gross Site	n/a
<b>Required</b>	
<b>PARKLAND</b>	
5% money in lieu	NO
<b>TREE SURVEY/ASSESSMENT</b>	
	NO
<b>MODEL BUILDING SCHEME</b>	
	NO
<b>HERITAGE SITE Retention</b>	
	NO
<b>FRASER HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO





CLIENT: <b>Nav Sekhon</b>			
PROJECT: <b>16018 /16082 40 Avenue, Surrey</b>			
DRAWING TITLE: <b>Lot Line Adjustment</b>			
PROJECT No. <b>14-1168</b>	DATE: <b>February 24, 2015</b>	DRAWING: <b>01</b>	SCALE: <b>1:2000</b>
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES			



**PACIFIC LAND GROUP**  
*Land Use, Development & Environmental Strategists*

**Pacific Land Resource Group Inc.**

Suite 101 - 7485 130 Street  
 Surrey, British Columbia  
 Canada V3W 1H8

Tel: 604-501-1624  
 Fax: 604-501-1625  
 www.pacificlandgroup.ca  
 info@pacificlandgroup.ca





# Agriculture & Food Security Advisory Committee Minutes

2E - Community Room A  
City Hall  
13450 - 104 Avenue  
Surrey, B.C.  
TUESDAY, MARCH 5, 2015  
Time: 9:00 a.m.  
File: 0540-20

**Present:**

Councillor Starchuk - Chair  
M. Bose - Vice-Chair  
D. Arnold  
P. Harrison  
M. Hilmer  
J. Sandhar  
B. Sandhu

**Regrets:**

S. VanKeulen  
J. Gosal, Youth Representative

**Min. of Agriculture Rep.**

D. Geesing

**ESAC Representative****Guests:**

S. Sekhon  
N. Sekhon  
Pacific Land Group (2 reps)  
K. Mullinix

**Staff Present:**

M. Kischnick, Planning & Development  
C. Stewart, Planning & Development  
R. Dube, Engineering  
C. Bejtovic, Legislative Services

**A. ADOPTION OF MINUTES**

It was

Moved by M. Bose

Seconded by M. Hilmer

That the minutes of the Agriculture and Food Security Advisory Committee meeting, held January 15, 2015, be adopted.

Carried

**B. DELEGATIONS**

**1. Kent Mullinix, Director, Institute for Sustainable Food Systems  
Kwantlen Polytechnic University (KPU)**

In attendance before the Committee to give a brief overview of the Southwest BC Bio-Region Food System Design Project.

The following comments were made:

- KPU has been working with municipalities throughout Southwest British Columbia to execute the Bio-Region Food System Design Project. Kwantlen wants to make sure this Committee understands the project and is supportive of the City's engagement in it.
- The Project is an unprecedented economic and community development and agriculture development study. It is designed and intended to look into potential outcomes of developing a substantially regionalized food system in southwest BC to complement the existing agricultural sector.

- Four universities were involved in this 3.5 year study: KPU, UFV, UBC and Van Doren University in Israel. (One of the staff at Van Doren studied at UBC and is the world's leading expert on BC's food system carbon footprint.) The study attempts to make a case that we can grow our food system carbon footprint.
- To date 18 municipalities in southwest BC have fully engaged in the project and another 18 community organizations in the area have also endorsed the project.
- The objectives of the design are straightforward:
  - Maximize the region's ability to produce food for people who live here;
  - Maximize economic opportunities for the agricultural sector in terms of diversification, and in doing so create potential for job growth and business opportunities; and
  - Address some environmental issues that face agriculture such as greenhouse gas emissions.
- A computational model has been developed that has not previously existed. Its function is to maximize regional food self-reliance. With this model we can calculate exactly how much we are able to produce in the myriad of foods that we commonly eat and determine what level of production we need. This is being done for each of the five regional districts in southwest BC. Post production requirements will also be calculated to freeze, store, can, etc., to maximize regional production for regional consumption.
- The goal at the end of the project is to bring forth a vision for a substantially regionalized food system to complement the existing agricultural sector, and to make a strong data driven case for municipal and provincial government to support policy and development of this sector of the agriculture industry.
- The delegation is asking all municipalities in the five regional districts and regional government to engage in this project and to do three things:
  1. Endorse the project;
  2. Assign a staff liaison either from planning or economic development; and
  3. Contribute modest funding.
- This 1.3 million dollar project is just shy of being fully funded. Half of the funds are in-kind contributions from universities engaged in the project.

### Discussion

The delegation has been in discussions with Metro Vancouver since inception of the project to determine how the project will integrate with Metro Vancouver's initiative on food sustainability. Senior staff and the Metro Agriculture Committee are fully supportive of the project.

In terms of assigning a staff liaison, this would require a commitment minimally of eight to ten hours a year. The purpose would be to brainstorm with planners and economic development staff and get direction as to where information is and what is available.

The BC Agriculture Council is the original endorser of the project; the Agricultural Land Commission and BC Agriculture have committed funding to the project.

The Committee suggested that any study of this nature needs to have involvement from the organizations and the people who are farming, and that the BC Blueberry Council is an important component. In response, the delegation stated that the kind of agriculture the project deals with is different from commodity agriculture and is more focused on smaller scale direct market agriculture. However, they will continue to engage the breadth of agriculture in the project.

It was Moved by M. Bose  
Seconded by P. Harrison  
That the Agriculture and Food Security  
Advisory Committee receive this information and review at the April meeting.  
Carried

## C. OUTSTANDING BUSINESS

### 1. Backyard Chickens and Disease Control Measures Information

M. Bose provided a verbal update regarding poultry operations and disease control measures and updating the information guide for the Backyard Chicken Pilot Project.

The following comments were made:

- During the three months of avian flu outbreak in southern BC many restrictions were put in place. When an outbreak is identified, commercial growers immediately begin to meet almost daily and the team disseminates information to commercial growers. That process has improved tremendously from 2004 to 2015.
- Commercial growers support the permitting process for backyard chickens because they believe it is a way to identify where backyard operations are located so that in the event of an outbreak information can be disseminated. In 2004 one of the delays was finding those backyard flocks.
- In the United States most of the avian outbreak was in backyard flocks. The last three or four outbreaks in BC were also in non-commercial flocks. Due to the lack of information, some owners of backyard flocks were allowing their chickens to run free, and didn't understand that no movement is allowed without a permit when illness arises.
- The Pilot Project Guidelines may need to be adjusted to establish a way of communicating accurate information so that the entire process runs more smoothly and everyone is informed and protected.

- The Committee will be receiving a binder on the Backyard Chicken Pilot Project, which is to be reviewed in the fall.
- The CFIA has a guide on backyard flocks with information on who to contact if a flock gets sick, and is currently provided to those registered in the Pilot Project.

#### D. NEW BUSINESS

##### 1. Application for lot line adjustment subdivision proposal of properties located at 16018 and 16082 40 Avenue

File: 7914-0371-00

The following comments were made:

- The applicants propose a lot line adjustment of the two subject properties to create two reconfigured lots. Lot 1 will increase to 4.18 ha and Lot 2 will decrease in area to 8.37 ha.
- There are currently two dwellings located on 16082 40 Avenue (single family dwelling and a modular home); there are no dwellings on 16018 40 Avenue. The smaller two acre parcel currently allows for one single family dwelling; adjusting the lot line may allow for one additional single family dwelling for farm help based on the A-1 provisions. The application proposes to keep the farm home plate on Lot 1; there are no immediate plans to construct a dwelling on Lot 2.
- This proposal requires the approval of the Agricultural Land Commission and conforms to the standards for subdivision in the Agriculture Zone.
- The proposal is in compliance with the OCP which designates the subject site as Agricultural.

#### Discussion

The Committee noted that this would be favourable for agriculture. It was also noted this should not be viewed as a subdivision proposal; it is simply a lot line adjustment.

There are currently no plans to build another home even though the zoning by-law would allow for a second dwelling for farm help on the property.

It was

Moved by M. Bose

Seconded by J. Sandhar

That the Agriculture and Food Security Advisory Committee recommend Council approve the application for lot line adjustment subdivision proposal of properties located at 16018 and 16082 40 Avenue with full support from the Committee.

Carried

**E. ITEMS REFERRED BY COUNCIL****F. CORRESPONDENCE**

- 1. Letter of Complaint from "Concerned Residents of Surrey"**  
Re: Galvanizing Plant under construction in Surrey

The Chair advised that discussions are under way with the property owners and managers of the facility to have a representative come and speak to this Committee to clarify the facts. They will be invited to speak to the Environmental Sustainability Advisory Committee (ESAC) as well. There are new standards in place for the operation of this type of facility; WorkPlace BC has been contacted for information.

The land has the correct zoning; the issue is around the type of business going into that zoning, for example no smoke, no vibration, ground water protection. No flags have been raised based on chemicals, processes, containment; however, it is unclear if anything has changed since construction began.

EPCO has advised that containment dyking is located inside the building itself; nothing is done outside.

The Committee expressed its gratitude for being included in the process and being invited to comment. There are concerns about the impact of fill on the survivability of the trees.

It was  
Moved by M. Bose  
Seconded by P. Harrison  
That staff invite a delegation from EPCO to attend a future meeting of the Agriculture and Food Security Advisory Committee (AFSAC) to provide information on the operation of the galvanizing plant under construction in Surrey.

Carried

**G. INFORMATION ITEMS**

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

There was no update from the ESAC meeting of February 25.

- 2. Proposed Industrial Development - Campbell Heights**  
Memo from Planning and Development - Information Only  
File: 7914-0360-00

This memo provides a project description for the proposed industrial development at Campbell Heights and was received for information.

**3. Tourism Surrey - Food with Thought 2015 Guide**

(Hard copy of Guide provided on table)

Staff provided an update on Tourism Surrey's 2015 "Food with Thought" Guide profiling local farms, restaurants, businesses and food in Surrey.

The following comments were made:

- The Guide contains interesting articles on agriculture and actively promotes vendors. Tourism Surrey staff has contacted the Surrey Farmers' Market for a future profile as they should be included, but has not yet had a response.
- It was suggested staff use what is in the guide as an avenue to fill the Celebrity Chef cooking stage at this year's Flavours of Surrey event.
- More information is available at [www.foodwiththought.ca](http://www.foodwiththought.ca)

**4. Miscellaneous**

- The Committee questioned the amount of fill used at a property at 64 Avenue and 152 Street. Measurements at the back of the fill came in at 86 meters; 50 meters is the allowable limit. Staff noted that the fill permit was issued in 2010, prior to the zoning bylaw changes which included the maximum farm residential footprint and setback restrictions.
- The Committee inquired as to the status of the number of trucks parked at a property north of 32 Avenue on 176 Street. Staff advised it is being dealt with.

**H. INTEGRITY OF THE AGRICULTURE LAND****I. OTHER BUSINESS****1. AFSAC 2015 Work Plan**

The 2015 Work Plan will be reviewed at the next AFSAC meeting once the new members have come on board.

**2. Vehicle Registration Guidelines**

Committee members are required to complete a new Vehicle Registration Form (attached).



3. **2015 Good Citizen Award**

Members are invited to submit the name of an individual they feel would be a candidate for the 2015 Good Citizen Award. (Nomination form is attached to the agenda package.) The deadline for nominations is March 30, 2015 @ 4:30 p.m.

4. Some Committee members attended the Agriculture Advisory Committee (AAC) workshop; it was helpful to be able to network. It is nice to see that what this Committee started here 20 years ago is the framework for what is being done around the Province and at the Ministry level.

5. Councillor Starchuk spoke about the changes being made to AFSAC. With "Food Security" being part of the acronym for AFSAC, the decision was made to increase the Committee by two and include two representatives from the area of food security.

J. **NEXT MEETING**

The next meeting of the Agriculture and Food Security Advisory Committee to be held on **Thursday, April 2, 2015**, in **2E - Community Room A**.

K. **ADJOURNMENT**

It was  
Advisory Committee meeting do now adjourn.

Moved by M. Bose  
Seconded by P. Harrison  
That the Agriculture and Food Security  
Carried

The Agriculture and Food Security Advisory Committee adjourned at 10:18 a.m.

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Jane Sullivan, City Clerk

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Councillor Starchuk, Chair