

Disclaimer: These minutes were prepared as a reasonable summary of the essential content of this meeting, not as a transcription.



MINUTES of the Agricultural Advisory Committee Meeting held on Thursday, October 14, 2021 at 10:00 a.m. via video conference.

PRESENT:

Voting Members:	J. Bachmann S. Cawley S. Howkins D. Kosicki W. Jack M. Manion P. Robinson T. Vader W. Wisselink
Non-Voting Members:	M. Roberts, Ministry of Agriculture, Food and Fisheries
Council Liaisons:	Councillor MacDonald Councillor Simpson
Staff:	A. Berry, Director of Planning & Development (Chair) A. Dominelli, Development Services Technician S. Nickerson, Development Services Technician C. Reimer, Manager of Operations A. Seed, Engineering Technologist A. Torres, Acting Manager of Engineering & Facilities
Regrets:	H. Bitter L. Kemper
Secretary:	T. McCaw, Committee Clerk II

1. CALL TO ORDER

The meeting was called to order at 10:00 a.m.

2. LATE ITEMS

None.

3. APPROVAL OF AGENDA

It was **MOVED** and **SECONDED** THAT the Agenda for the October 14, 2021 Agricultural Advisory Committee Meeting be approved.

CARRIED.

4. ADOPTION OF MINUTES

It was **MOVED** and **SECONDED** THAT the Minutes of the Agricultural Advisory Committee Meeting held on September 9, 2021 be adopted.

CARRIED.

5. NEW BUSINESS

(1) Water Levels in local Ditches

C. Reimer, Manager of Operations, spoke to the water levels in the ditches throughout the City in an open discussion with Committee; the following main themes were discussed:

- Concerns were raised around water levels in the Cook Slough and climate change impacting river levels;
- Amazonian Parrot Feather Grass and beavers are restricting/impeding the flow of the water to farms in local ditches;
- Discussions were held regarding proposed changes to Policy C106 revising ditch level set points to address harvesting concerns, field flooding and climate change;
- The question was raised as to how the gates are being monitored and utilized to distribute water effectively throughout the City (*Staff stated there is currently no protocol in place for preparations for a high level rain event; it was recommended to add this into the policy revision*);
- Discussions were held around ditch cleaning responsibilities on private property (*Staff will review the City's responsibilities*

regarding ditch cleaning on private property and historical work orders of this nature); and

- Committee members recommend Staff explore Provincial Grant Funding opportunities which may support ditch cleaning for Municipalities.

It was **MOVED** and **SECONDED** THAT the Agricultural Advisory Committee:

Request revisions be made to Policy C106 detailing requirements around lowering water levels in the ditches as of, October 14, 2021 and throughout the remaining month of October in Areas 3B and 4 by four (4) inches.

CARRIED.

It was **MOVED** and **SECONDED** THAT the Agricultural Advisory Committee:

Recommend Staff review the ditch cleaning process outlining key ditches throughout the City, the requirements, and the cleaning schedule to be presented back to the Committee.

CARRIED.

(2) **Non-adhering Residential Use Application – 19416 Richardson Road (FILE: 6635-20-2021-06)**

S. Nickerson, Development Services Technician and A. Seed, Engineering Technologist, provided a joint PowerPoint presentation on an application received by the City for the importation of structural and preload fill and the construction of a Single Family Dwelling at 19416 Richardson Road which forms a part of the original minutes as **Attachment 1**.

Committee members participated in a discussion with the following main themes noted:

- The Committee discussed the importance of providing consistent recommendations when applications of this nature are being presented;

- Concerns were raised around the amount of the required bond (*Staff stated Council must make a recommendation to increase the bond; from an enforcement standpoint \$25,000.00 isn't sufficient*);
- The question was raised whether the property was being self-farmed (*Staff stated the owner is currently farming the property themselves*);
- Discussions were held around secondary dwellings being strictly for farm help only;
- The Committee questioned the \$25,000 bond and its comparison to neighboring municipalities; and
- It was recommended the City establish a Bylaw that states any soil needing to be removed from farmland stays within the City (*Staff noted often the ALC will make a stipulation upon approval to ensure the soil remains on the property being reviewed*).

It was **MOVED** and **SECONDED** THAT the Agricultural Advisory Committee:

Supports, the Non-adhering Residential Use Application for 19416 Richardson Rd, subject to:

- The existing dwelling to be demolished upon completion of the new dwelling; and
- Receipt of a \$50,000 bond and second dwelling agreement.

CARRIED.

It was **MOVED** and **SECONDED** THAT the Agricultural Advisory Committee:

Supports the fill deposit application to import structural and preload fill for the construction of a Single Family Dwelling at 19416 Richardson Road.

CARRIED.

(3) Update on AAC Application Tracker

A. Berry, Director of Planning and Development, provided an update on the AAC Application Tracker which forms a part of this meeting agenda. No discussions were had.

(4) Update on AAC Action Items

A. Berry, Director of Planning and Development, provided an update on the AAC Action Item Tracker.

- Discussions were held around the creation of a local Crime Tracking sheet *and the potential vulnerabilities which may accompany it*; and
- It was recommended members of the AAC compose a letter to the Superintendent of Pitt Meadows and Maple Ridge RCMP detailing their concerns and/or to a letter to City Council twice a year.

6. ROUND TABLE

The Agricultural Advisory Committee participated in a round table of discussions. No motions or recommendations were put forward.

- [New requirements for groundwater users](#); the Provincial application deadline March 1, 2022; and
- A suggestion was made to develop a recycling program suited around the needs of farmers.

7. SUMMARY OF TODAY'S ACTION ITEMS

1. A. Berry to discuss minute taking details and recording of personal information in relation to a potential Crime Tracker for the AAC in addition to the details around holding a closed meeting for such discussions.
2. M. Manion to reach out and invite Metro Vancouver to a future AAC meeting.
3. Drainage and Flooding Study on Baynes Road to be added to the AAC Agenda for information purposes upon completion.

8. ADJOURNMENT

The meeting was adjourned at 11:58 a.m.

The next meeting for the *Agricultural Advisory Committee* is set for
November 18, 2021 at 10:00 a.m.

Certified as Correct:

Tatiana McCaw, Committee Clerk II

DRAFT

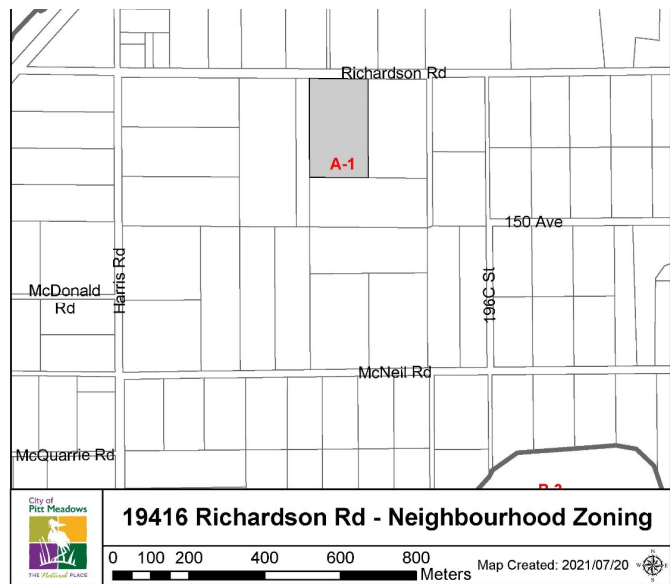
19416 Richardson Rd – Fill Deposit and NARU Applications

Agricultural Advisory Committee Meeting
October 14, 2021



19416 Richardson Rd

- 4.04 ha (9.9 acres)
- Contains a single family dwelling
- The property has farm status
 - Blueberry crops



NARU Application

- Non Adhering Residential Use Application
 - The applicant wishes to retain existing dwelling while new dwelling is constructed
 - The old house will be demolished upon completion of new home



NARU Application

- Existing House
 - Built in 1978
 - 1 storey
 - 1483 ft²
- New House
 - Max size: 500 m² (5,381 ft²)



Council Policy C026

- Permits existing dwelling to be retained while new dwelling constructed
 - Second dwelling agreement
 - Demolish or convert to agricultural building
 - \$25,000 bond



Staff Comments

- Many dwellings converted to agricultural buildings under Council Policy C026 found to have been illegally converted back into dwellings
 - Challenge for bylaw enforcement
- \$25,000 not enough to ensure compliance with second dwelling agreement



Previous applications

- Supported only if existing dwelling demolished after new house complete
- Increased bond to \$50,000



RECOMMENDATION: THAT the Agricultural Advisory Committee:

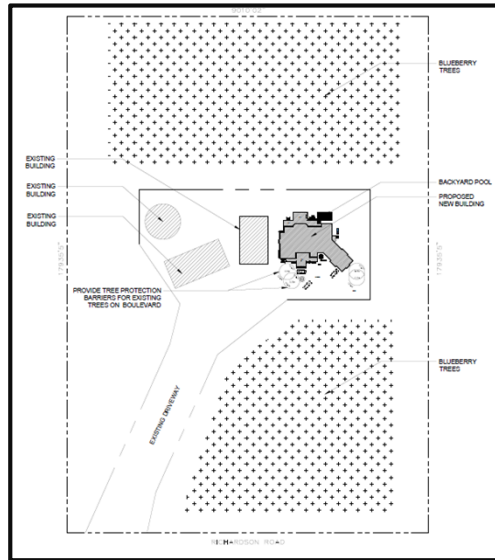
- Supports, the Non-adhering Residential Use Application for 19416 Richardson Rd, subject to:
 - The existing dwelling to be demolished upon completion of the new dwelling; and
 - Receipt of a \$50,000 bond and second dwelling agreement;OR
- Does not support the Non-adhering Residential Use Application for 19416 Richardson Road; OR
- Other



SOIL REMOVAL & FILL DEPOSIT APPLICATION

The purpose of the Proposed Fill Placement Activities is to provide permanent imported structural fill to achieve the required Flood construction Level (FCL) of 2.45 m, geodetic.

A geotechnical investigation concluded that the existing underlying soils on the site are considered compressible therefore preloading will be required to pre-compress the soils prior to construction of the new dwelling.



Staff have received the following summary of proposed soil activities:

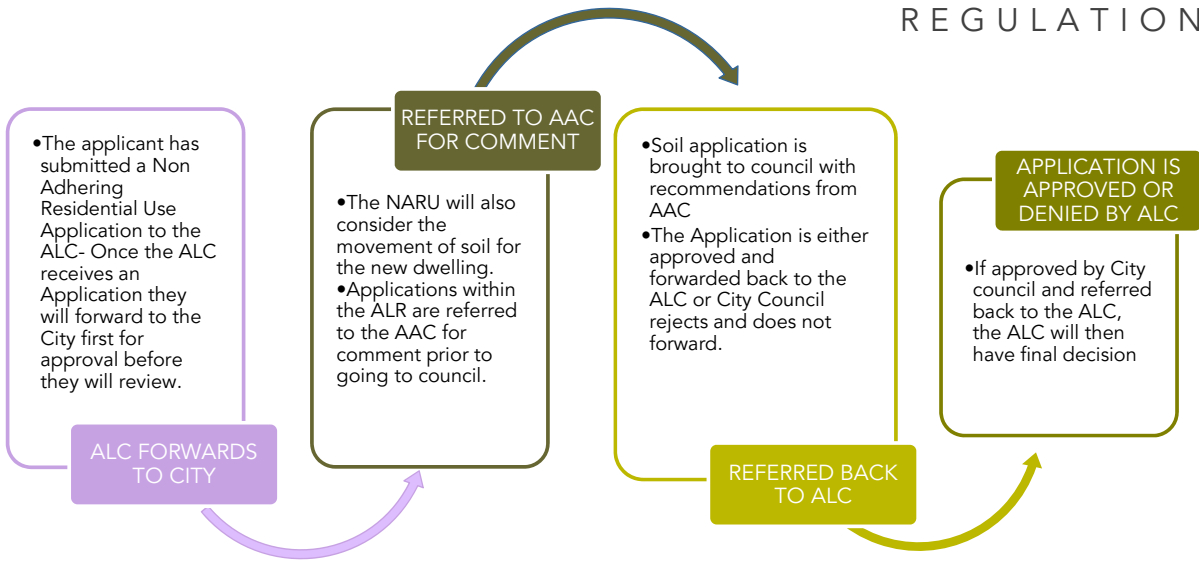
Site Stripping: To the native silty/clayey soils.

Structural Fill: Imported structural fill should consist of well-graded, 75 mm minus pit run sand and gravel or other granular material approved by the Geotechnical Engineer.

Preload: The preload should be constructed to EL 3.8 m and may consist of any mineral fill. (Approx. 4 months)



SOIL REMOVAL AND FILL DEPOSIT REGULATION



RECOMMENDATION: THAT the Agricultural Advisory Committee:

1. NARU Application

- A. Supports, the Non-adhering Residential Use Application for 19416 Richardson Rd, subject to:
 - The existing dwelling to be demolished upon completion of the new dwelling; and
 - Receipt of a \$50,000 bond and second dwelling agreement; OR
- B. Does not support the Non-adhering Residential Use Application for 19416 Richardson Road; OR
- C. OTHER

2. Fill Deposit Application

- A. Supports the fill deposit application to import structural and preload fill for the construction of a Single Family Dwelling at 19416 Richardson Road; OR
- B. Does not support the fill deposit application to import structural and preload fill for the construction of a Single Family Dwelling at 19416 Richardson Road; OR
- C. OTHER

