

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,
November 18, 2021 at 10:00 a.m. via video conference.

PRESENT:

Voting Members: J. Bachmann
S. Howkins
D. Kosicki
M. Manion
P. Robinson
T. Vader

Council Liaisons: Councillor MacDonald
Councillor Simpson

Staff: A. Berry, Director of Planning & Development (Chair)
A. Dominelli, Development Services Technician
C. Reimer, Manager of Operations *
A. Seed, Engineering Technologist
A. Torres, Acting Manager of Engineering & Facilities
A. Wallace, Manager of Planning and Development

Regrets: H. Bitter
S. Cawley
L. Kemper
W. Jack
W. Wisselink

Guests: E. Berube, Metro Vancouver *
A. Saraswat, Metro Vancouver *

Recording Clerk: T. McCaw, Committee Clerk II

1. CALL TO ORDER

The meeting was called to order at 10:04 a.m.

2. LATE ITEMS

5.2 – Recent heavy rainfall and the impacts on the City.

3. APPROVAL OF AGENDA

It was **MOVED** and **SECONDED** THAT the Agenda for the November 18, 2021 Agricultural Advisory Committee Meeting be approved as amended.

CARRIED.

4. ADOPTION OF MINUTES

It was **MOVED** and **SECONDED** THAT the Minutes of the Agricultural Advisory Committee Meeting held on October 14, 2021 be adopted.

CARRIED.

5. NEW BUSINESS

(1) Potential Emission Regulations for Cannabis Producers

E. Berube and A. Saraswat from Metro Vancouver, provided a presentation on proposals to manage emissions from cannabis production and processing which forms a part of the original minutes as **Attachment 1**.

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

- A question was raised around the data collection dates around Volatile Organic Compounds (VOC) (*Metro Vancouver staff noted that data is collected every five years and the data in the presentation was collected in 2015 and are currently conducting data for 2020*);
- The recommendation was made to wait until the industry is more established prior to implementing new regulations (*Metro Vancouver staff responded stating that implementation of these regulations are intended to provide expectations on volatile emissions in Metro Vancouver in order for new facilities to incorporate these into their planning when designing new facilities*);

- Concerns were raised that the new regulations may make it difficult for new facilities to set up in the region (*Metro Vancouver staff stated that the proposed requirements for facilities are in alignment with what is already required and imposed by Health Canada*);
- A request was made for clarification on who controls VOC emissions on a municipal or provincial level or does Health Canada provide a national set of guidelines (*Metro Vancouver staff noted that it is multijurisdictional and has delegated authority for managing air quality in the Metro Vancouver region which address Health Canada's requirements*);
- The question was asked if the new standards will be applied to other types of farming (*Metro Vancouver staff noted the amount of VOC's that come from other types of farming are much lower in comparison to what comes/projected to come from cannabis production and at this time, is not a concerning source of VOC's*); and
- Concerns were raised that the new regulations may lead to elimination of smaller operations.

*A. Saraswat left the meeting at 10:49 a.m.

(2) **Heavy Rainfalls Impacts on the City**

C. Reimer provided a verbal overview of impacts and experiences of the City during the recent extreme rainfall. Some of the highlights included:

- The pump stations were operating at full capacity with the exception of Area 4 pump; and
- Operations is continuing to move forward with lowering the ditch levels and monitoring culverts, drains, and catch basins.

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

- Historically the City has experienced higher water levels then what was experienced this week;
- City infrastructure performed as designed (*City Staff stated that the Fenton and Baynes pump stations will be receiving upgrades*); and

- The question was raised whether the City will complete a risk assessment on the storm (*Staff confirmed that an assessment will be completed*).

* C. Reimer and E. Berube left the meeting 11:09 a.m.

(3) **Update to Council Policy C026 – Temporary Accessory Dwellings in the Agricultural Land Reserve**

A. Dominelli, Development Services Technician, presented the proposed revisions to Council Policy C026 – Temporary Accessory Dwellings in the Agricultural Land Reserve which included a PowerPoint presentation forming a part of the original minutes as **Attachment 2**.

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

- The question was raised whether the recommended increase to a \$50,000 bond was aligned with other neighboring municipalities (*Staff stated that although this recommendation is higher, historically the City has found that \$25,000 is not enough of a deterrent*); and
- The question was raised whether the City was experiencing a lot of non-compliance (*Staff is finding it a challenge to enforce compliance after the final inspection has been completed*).

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

Supports the amendments to Council Policy C026 Temporary Accessory Dwellings in the ALR as presented at the November 18, 2021 AAC meeting.

CARRIED.

(4) **Proposed Amendments to the Zoning Bylaw Related to the Upcoming Changes to the ALC Regulations**

A. Dominelli, Development Services Technician, provided an update on the proposed amendments to the Zoning Bylaw related to upcoming changes to Agricultural Land Commission regulations which included a PowerPoint presentation forming a part of the original minutes as **Attachment 3**.

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

- The question was raised on how the City determined the minimum lot size (*Staff stated it was done through an analysis of the number of parcels in the City and where residential estates are typically built but is open for recommendations from the Committee*); and
- The recommendation was made to include that farm status is being reached in the revised policy (*Staff stated this was determined through BC Assessment and not a City regulation therefore not needed to be included*).

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

Recommends that the City adopt Zoning Amendment Bylaw No. 2910, 2021.

CARRIED.

(5) **2022 Committee Calendar**

A. Berry, Director of Planning & Development, provided verbal update on the draft 2022 Agricultural Advisory Committee calendar.

(6) **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 package.

(7) Update on AAC Action Items

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

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

Recommends City Council consider donating the 2021 AAC approved budget of \$10,000 to local charity groups providing relief to farmers in the Sumas Prairie region affected by the recent floods.

CARRIED.

Post Script Annotation:

Subsequent to the November 18, 2021 meeting, the following information was provided to the AAC Members through the Chair, A. Berry.

Within the City we have a policy that prohibits donations ([Policy C072 Grants and Cash Donations](#)). Additionally, provincial legislation prevents the City from providing a grant to a business, and lastly, while well intentioned, this would be considered an inappropriate use of taxpayer dollars since the donation does not provide services to the local community.

We will ensure that Council will be made aware of the AAC motion through our normal process of attaching minutes to the next EPC agenda, however staff will not be recommending to Council that a donation be made, for the reasons listed above.

6. ROUND TABLE

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

- Concerns were raised around the RCMP turning farmers around during their efforts to provide support for fellow farmers impacted by the recent storm;

- Discussions were held around strengthening the City's Emergency Preparedness Plan;
- It was identified that Metro Vancouver has recently decided to take [600 acres of ALR land and transform it into industrial land](#) in Langley;
- A recommendation was made that the City review and create a stronger communications plan in the event of a catastrophic event in Pitt Meadows;
- Committee members raised concerns around the closing of many fish farms and anticipate the closure of mink farms in the coming years; and
- Concerns were raised around high water levels in the Baynes Road area.

7. TODAY'S ACTION ITEMS

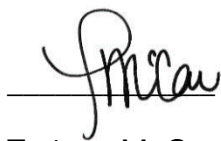
1. A. Berry to provide an update to the Committee about how meetings will operate going forward; via video conferencing or in person.
2. T. McCaw to invite B. Morgan, Manager of Emergency Program to a future AAC Committee meeting to discuss Emergency Preparedness, communications and evacuation plans for livestock.

8. ADJOURNMENT

The meeting was adjourned at 12:09 p.m.

*The next meeting for the **Agricultural Advisory Committee** is set for **December 9, 2021** at 10:00 a.m.*

Certified as Correct



Tatiana McCaw, Committee Clerk II