THE CORPORATION OF DELTA

AGRICULTURAL ADVISORY COMMITTEE

Minutes of the Regular Meeting of the Agricultural Advisory Committee held Wednesday, November 9, 2016 at 11:00 a.m. in the Annacis Room at Delta Municipal Hall, 4500 Clarence Taylor Crescent, Delta, British Columbia.

PRESENT: Cllr. Ian L. Paton, Chair
Cllr. Bruce McDonald, Vice-Chair
Bryan Arthur
Nancy Chong
Brent Kelly
Jerry Keulen
Lydia Ryall
Mike Schneider
Patrick Thompson
Paul van Westendorp

ALSO PRESENT: Marcy Sangret Deputy Director of Planning
Hugh Fraser Deputy Director of Engineering
Alex Cauduro Staff Liaison
Christine Terpsma Delta Farmland & Wildlife Trust
Resource Member
Drew Bondar Delta Farmland & Wildlife Trust
Resource Member
Dieter Geesing Regional Agrologist, BC Ministry of
Agriculture, Resource Member

MUNICIPAL CLERK'S OFFICE
Jana Anderson Committee Clerk

Call to Order The meeting was called to order at 11:02 a.m.

Adoption of Agenda
MOVED By Bryan Arthur,
SECONDED By Paul van Westendorp, THAT the Agenda of November 9, 2016 be received and adopted as circulated.

CARRIED UNANIMOUSLY

Adoption of Minutes
MOVED By Brent Kelly,
SECONDED By Lydia Ryall, THAT the Minutes of September 13, 2016 be received and adopted as circulated.

CARRIED UNANIMOUSLY

The Corporation of Delta
Agricultural Advisory Committee
A. **DELEGATIONS / PRESENTATIONS**

No delegations.

B. **BUSINESS ARISING FROM MINUTES**

Verbal update from Christine Terpsma on behalf of the Delta Farmland and Wildlife Trust.

Ms. Terpsma introduced Drew Bondar as the new Program Manager for the Delta Farmland and Wildlife Trust (DF&WT), noting he has a background in engineering and agrology from the University of British Columbia.

Ms. Terpsma provided an update regarding DF&WT activities. In the course of the overview and in response to Committee queries, Ms. Terpsma noted:

- All stewardship programs for Delta are going forward as planned for the fall with 3,000 acres enrolled in the winter cover crop stewardship program and 600 acres enrolled in the grassland set-aside program.
- DF&WT is on target for its planned enrollment for 2016.
- DF&WT extends its appreciation to The Corporation of Delta for approving $15,000 towards the wildlife forage fund application for winter cover crop.
- The Corporation of Delta supported the Day at the Farm providing staff for traffic control, on-site assistance and highway signs promoting the event.

In response to a query, the Committee was advised the snow goose survival rate was at 35% from the year prior and an estimated 140,000 to 150,000 snow geese were expected to return to Delta.

**Delta Farmland & Wildlife Trust Update (B.01)**

**Port of Vancouver Community Liaison Committee Update (B.02)**

Verbal update from Patrick Thompson, Port Metro Vancouver Community Liaison Committee member, regarding Port Metro Vancouver.

Mr. Thompson provided a verbal update on the Port of Vancouver Community Liaison Committee (PCLC) activities. He noted that the next PCLC meeting is scheduled for Thursday, November 17, 2016.
In response to Committee queries, Mr. Thompson noted the Deltaport Truck Staging Facility would be built to accommodate current truck traffic and not to accommodate Terminal 2. At the next PCLC meeting he would raise concerns regarding potential encroachment on neighbouring agricultural land should Terminal 2 proceed, and information regarding security measures and provisions to be implemented to mitigate visual impacts and the overall increase in traffic in rural areas as a result of the Deltaport Truck Staging Facility would be requested.

During discussion, the Committee encouraged Mr. Thompson to suggest to the PCLC that a truck staging facility should be located on the Tsawwassen First Nation land and to share the Committee’s concern that the Deltaport Truck Staging Facility project was contributing to the slow erosion of agricultural land in the Agricultural Land Reserve.

**ACTION**

That staff invite Marco Dekovic, Vice-President, Government and Stakeholder Relations, Global Container Terminals, to provide a presentation to the Agricultural Advisory Committee.

**Delta Farmers’ Institute Update (B.03)**

Verbal update from Nancy Chong regarding the Delta Farmers’ Institute.

Ms. Chong provided an update on the Delta Farmers’ Institute (DFI) activities. She advised that

- DFI provides a resource on climate action to support teachers in Delta. The Spuds in Tubs program is available as a teaching tool for teachers in grades 6 and 7 for science, social studies, language arts and healthy living.
- DFI met with the Canadian Wildlife Services regarding federal changes to species at risk and potential changes to agriculture.
- The Delta Farmers Ball was held on November 5, 2016 and over $23,000 was raised. The Corporation of Delta provided a facility grant for the use of the Harris Barn.
Verbal update from Mike Schneider, Farm Manager, regarding the Farm Roots Mini School.

Mr. Schneider provided an update on the Farm Roots Mini School. He advised that:

- The school is unique, linking high school students to the agricultural industry and farming.
- There are currently 24 students enrolled from Grades 10 through 12.
- Students attend the Farm Roots Mini School every second day and their regular school at Delta Secondary School on the other days.
- Two teachers run the program. The benefits to students include hands on learning, getting outside and learning team work.
- The students have cleared half an acre in preparation for spring and they have also built a series of raised planting beds.
- The Agricultural Advisory Committee is welcome to schedule a date to tour the program.
- The program has received a delegation from the Netherlands Ministry of Science, Culture and Education and a delegation from Kwantlen Polytechnic University is scheduled in January 2017 as guest speakers. Dianne Turner from the provincial Ministry of Education also visited the school as a delegation.

The Chair suggested that the Farm Roots Mini School consider inviting other guest speakers including agricultural nutritionists, veterinarians, Christine Terpsma from Delta Farmland & Wildlife Trust, Noel Roddick to speak on soil structure and testing, and Brent Kelly to talk about farming activities located around the school property.

**ACTION**

Staff to work with the Agricultural Advisory Committee (AAC) Chair and Mike Schneider, Farm Manager, to schedule a date for the AAC to tour the Farm Roots Mini School.

**-- Information Items Received**

MOVED By Nancy Chong,  
SECONDED By Patrick Thompson, THAT the updates under Items B.01 through B.04 be received for information.  
CARRIED UNANIMOUSLY
C. NEW BUSINESS

Agenda Varied
The Agenda was varied to consider Item C.02, 4800 Springs Boulevard, before Item C.01, Fraser River Salinity Modelling and Monitoring Study.

4800 Springs Boulevard (C.02)
Memorandum from Robin Pallett, Planner, dated October 31, 2016 regarding Agricultural Land Reserve Exclusion, Agricultural Land Reserve Non-Farm Use, Regional Growth Strategy Amendment, Official Community Plan Amendment, Sewer Area Extension, Rezoning, Development Permit and Subdivision at 4800 Springs Boulevard (Tsawwassen Golf & Country Club Ltd.).

Delegation:
Ron Toigo, President Shato Holdings
Ross Clouston, Talisman Homes (Applicant)
Wayne Fougere, Fougere Architecture (Architect)
Brian French, C&F Land Resource Consultants Ltd. (Agrologist)

Mr. Toigo reviewed drawings of the application presented on display boards. In the course of the overview and in response to queries from the Committee, Mr. Toigo noted:

- The subject site was not included in previous applications for Tsawwassen Springs as the prior owner was not willing to sell at that time. The developer had a right of first refusal for the purchase of the subject site.
- It was felt that a townhouse component was lacking and could be a good complement to the existing Tsawwassen Springs development. Townhouses would provide a different price point and a desired housing option in the area.
- The original application for the Tsawwassen Golf & Country Club Redevelopment project included:
  - Approximately 11 acres of land zoned industrial on Vasey Road added to the Agricultural Land Reserve (ALR) and conveyed to the Corporation of Delta with a covenant registered on title for soil based farming only.
  - $300,000 was transferred to a Delta administered Agricultural Fund, which is used for the grassland set-aside program run by the Delta Farmland and Wildlife Trust.
  - A 1 km right-of-way for public access provided for completion of the Millennium Trail which is an amenity benefitting all of Delta.
  - The transfers being a 2:1 for conversion with 30 acres removed and 15 acres added to the ALR.
- Shato Holdings has also rehabilitated 30 acres of farmland off Arthur Drive on the west side of Highway 17A for farming using topsoil from its developments at a cost of $1 million.
- Agriculture is important to the Toigo family and business. Every potato used in White Spot restaurants comes from Delta.
- The subject site directly abuts the Tsawwassen First Nation (TFN) to the west and TFN will be building townhouses on it adjacent property.
- The front nine of the Tsawwassen Springs Golf Course is a bit tight and it is proposed that the west hole be closed and a new hole be created on proposed Remainder Lot A.
- The application is to exclude 4.3 acres from the ALR for townhouses. The remaining 2 acres will stay in the ALR for the new hole for the golf course.
- The subject site was originally part of the overall plan for the development. The compensation provided for in the original application would have included the subject site if it could have been purchased at that time.

Alex Cauduro, Staff Liaison, noted the development application was referred to the Agricultural Advisory Committee for comment. The application has already been reviewed by the Community Planning Advisory Committee and it will be presented to the Advisory Design Panel in November, 2016. Comments from the Agricultural Advisory Committee will be provided to Council prior to consideration of first and second readings of the amending bylaws.

In response to Committee queries, Brian French, C&F Land Resource Consultants Ltd., advised broad interpretations were used to identify appropriate soil and sites that would support agriculture at the time the development was added to the ALR in the 1970s.

Mr. French advised that a soil inspection of the subject site and review of surrounding lands was undertaken in 2016. Historically, the subject area was used extensively as a site for depositing fill from other developments in the area and soil testing determined the majority of the development did not contain native soil. Native soil could only be found by digging lower than one meter. Mr. French noted the soil is non arable, and given the subject site’s isolated location and history, it
would be impossible to farm.

Dieter Geesing, Resource Member, advised that he attended at the subject site and obtained soil samples to check the soil capability and agricultural suitability. He determined that the soil was between a class 3 and 4. The soil pH and salinity levels were found to be good and there was a lack of organic matter and no water logging vegetation on site. Mr. Geesing noted his conclusion was that the land was fertile, it could be used for greenhouses and was capable of agricultural production.

During discussion the Committee expressed support for the project. It was noted that due to the subject site’s location, it would not be feasible for farming machinery to access the property for farming purposes. The Committee acknowledged the applicant’s efforts to compensate for the loss of agricultural land under the original application.

The Committee expressed concern with the loss of any ALR land, noting that any acre of agricultural land was difficult to replace. Some concern was expressed regarding the potential increase in traffic as a result of the proposed development.

Support was expressed for a pedestrian overpass being built at the intersection of 52 Street and Highway 17 and the Committee encouraged the applicant to consider adding community farming plots to the development.

The Committee noted that although soil reports were informative, applications should not be based solely on soil reports as often land deemed non-viable could be farmed with significant improvements.

Ross Clouston, Talisman Homes, advised a community garden as an amenity for the use of all residents of the Tsawwassen Springs development is proposed.

The Deputy Director of Engineering noted that Delta has written numerous letters to the Ministry of Transportation and Infrastructure advocating for an overpass above Highway 17 and 52 Street. It is Delta’s position that an overpass is needed and that it should be funded by the Province and the developer of the Tsawwassen Mills mall. The Province estimated that an overpass at that site would cost approximately $5 million.
In response to a query, the Deputy Director of Planning noted that while the subject site was not part of the original application, it was understood it could come forward for development in the future as the developer had a right of first refusal for the purchase of the subject site. The additional rehabilitation of 30 acres off Arthur Drive was not tied to the original application but was undertaken by the applicant and could be put forward as an offset to the loss of agricultural land. Should Council approve first and second bylaw reading and refer the application to a public hearing, Committee members would be able to provide additional comments on the application at that time.

-- Motion Endorsed

MOVED By Brent Kelly, SECONDED By Mike Schneider, THAT the Agricultural Advisory Committee supports the application for Agricultural Land Reserve Exclusion, Agricultural Land Reserve Non-Farm Use, Regional Growth Strategy Amendment, Official Community Plan Amendment, Sewer Area Extension, Rezoning, Development Permit and Subdivision at 4800 Springs Boulevard (Tsawwassen Golf & Country Club Ltd.) as presented.

CARRIED UNANIMOUSLY

The Deputy Director of Planning noted that the motion and comments from the Agricultural Advisory Committee would form part of the Council report for first and second bylaw reading.

**Delegation departs**  
The delegation departed at 12:20 p.m.

**Staff departs**  
The Deputy Director of Planning departed at 12:20 p.m.

**Fraser River Salinity Modelling and Monitoring Study (C.01)**  
Presentation by the Deputy Director of Engineering regarding the Fraser River Salinity Modelling and Monitoring Study.


Hugh Fraser, Deputy Director of Engineering, gave a PowerPoint presentation (On File). In the course of the overview, and in response to queries from the Committee, Mr. Fraser noted:

- The monitoring system has been in place for over 100 years.
An extensive enhancement project was undertaken as part of South Fraser Perimeter Road (SFPR) project which included a new pump intake at 80th Street, ditch work completed, an intermediate pump installed at Highway 99 and control structures throughout the system.

Improvements were completed at the Chillukthan Slough and Green Slough intake structures. Pump stations were added at 80th Street, Highway 99, 104th Street and 112th Street.

A number of control structures control the water level, the North Gate, and the Big Slough. The Oliver pump station was upgraded four years ago to handle additional capacity.

Delta monitors salinity at the intake and in-field and during the summer months, test monitoring was completed at Westham Island.

A SCADA system monitors the flows, controls and levels throughout the system and salinity levels are monitored at the intake. Salinity monitors are located at the Mason Channel and the Chillukthan and Green Sloughs.

New records were set for low flows along the Fraser River as a result of last year’s dry summer.

At the end of July 2016, there was higher salinity at the 80th Street intake. Monitoring determined that salinity spikes on the ebb tide and by late August the flow was 2,000 m3/s and no fresh water was entering the system.

In-field ditch monitoring is undertaken and once it exceeds a certain value the pumps shut off.

With the new system, the salinity levels have improved significantly from 2011 to 2016.

In the past year three monitors were installed on Westham Island to test salinity levels.

With the support of the Delta Farmers’ Institute (DFI), staff are identifying other locations to expand the testing.

The Fraser River Salinity Modelling and Monitoring Study completed by Tetra Tech looked at the effects of sea level rise and river flow changes as a result of climate change and dredging on the salt wedge and salinity distribution in the Fraser River. Both long term and near term sea level rise scenarios were evaluated.

The study analyzed three locations for salinity and found that downstream of Site 3 (near the Tilbury Road Bend) the water quality is unacceptable by September and the water can be quite saline near the George Massey Tunnel.
The study looked at the influences of different sea level rise based on existing conditions and at 1 m and 2 m sea level rises. It also looked at the different discharges and how that would affect withdrawal rates.

The study concluded that:
- The intake operation at the 80th Street pump station is limited when the river flow at Hope is less than 2,000 m³/s.
- A moderate increase to the sea level and moderate dredging would have some affect on the salinity but not reduce the availability of water.
- Salinity increases as it moves through the system and continuous flow is required to maintain acceptable salinity. It is difficult to move high salinity pockets in some areas.
- When there are a lot of pumps in the system working meeting demands will be challenging.
- There are maintenance challenges with the conveyance system including ditches and vegetation clearing.

Staff can look into whether adding an additional gate at 64 Street would be beneficial.
- If there is no need for water in the west area at this time of the year, water could be forced east for use by cranberry farmers.
- Some water was leaking at the Mitchell flood box and farms south of 68 Street around 64 Street had challenges obtaining water. Staff will be reviewing this.
- There is enough variation in the existing river bed at the George Massey Tunnel. The water mains would need to be lowered if dredging was undertaken. The Port of Vancouver would decide whether dredging was needed. Dredging of a meter or more would affect salinity levels.

The Chair advised that further information on the George Massey Tunnel Replacement project can be obtained at the project office located in Richmond, B.C. in the Ironwood Plaza.

-- Motion Endorsed

MOVED By Jerry Keulen, SECONDED By Nancy Chong, THAT the Fraser River Salinity Modelling and Monitoring Study presentation be received for information.

CARRIED UNANIMOUSLY
**Agricultural Policy Framework (C.03)**

Memorandum from Alex Cauduro, Planner dated October 31, 2016 regarding Agricultural Policy Framework and Consultation Questionnaire Soliciting Stakeholder views on “Growing Forward 2 – the Next Joint Federal, Provincial, Territorial Policy Framework on Agriculture”.

Draft Framework refers (On Table).

Alex Cauduro, Staff Liaison, advised the Agricultural Policy Framework was referred to the Committee for information and comment by The Honourable Carla Qualthorough, Member of Parliament for Delta, Minister of Sport and Persons with Disabilities to the Agricultural Advisory Committee for feedback by November 30, 2016. The Government of Canada is encouraging stakeholders to reach out and submit their perspectives on what the next framework should look like and Committee members were encouraged to fill out the consultation survey and/or provide comments to staff to submit to the Federal Government.

**Agricultural Crop Signs (C.04)**

Request from the Invest in Delta Mayor’s Standing Committee for the Agricultural Advisory Committee to add more signs in Delta to encourage the public to buy local farm products.

Extract of Minutes from Invest in Delta Mayor’s Standing Committee meeting dated October 20, 2016 refers.

The Chair encouraged the Agricultural Advisory Committee to identify fields and locations that could be added to Delta’s agricultural crop sign program.

In response to Committee queries, the Committee was informed that staff would need to review Delta’s Sign Bylaw as it may not allow for third party advertising.

During discussion the Committee suggested that the agricultural crop sign program be expanded to include signage identifying winter cover crops being grown on local fields.

**AAC Meeting Schedule 2017 (C.05)**

Draft 2017 AAC Meeting Schedule.

The Chair noted that the 2017 AAC meeting schedule was provided for information.
D. INFORMATION


Newspaper Articles September - October 2016 (D.02) October 2015 Country Life in BC (11 articles)

B.C. Foodworks Training and Mentorship Program (D.03) Correspondence from Maren Luciani, Stakeholder Liaison, Open Door Group dated October 2016 regarding B.C. Foodworks Training and Mentorship Program supporting B.C. food and natural health product processors advance their business to the next level.

Farm Succession Planning Seminar (D.04) Information on the Farm Succession Planning Seminar locations and dates throughout BC from November 18 to 24, 2016.

The Committee was informed that the Farm Succession Planning Seminar has been cancelled.

-- Information Items Received MOVED By Cllr. McDonald, SECONDED By Jerry Keulen, THAT information items D.01 through D.04 be received.

CARRIED UNANIMOUSLY

E. NEW BUSINESS

Pacific Agriculture Show (E.01) The Committee was advised that the Pacific Agriculture Show is scheduled January 26 through 28, 2017 at the Tradex Exhibition Centre in Abbotsford, B.C.

Next Meeting The next meeting is scheduled Tuesday, March 7, 2017 at 7:00 p.m.
Terminates

MOVED By Jerry Keulen,
SECONDED By Paul van Westendorp, THAT there being no further business, the meeting now terminate.

CARRIED UNANIMOUSLY

The meeting terminated at 1:30 p.m.

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Cllr. Ian Paton
Chair

CERTIFIED CORRECT:

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Jana Anderson
Committee Clerk