



**Staff Report**  
**Application # O – 38496**  
**Applicant: Delta Pacific Seafoods Ltd**  
**Agent: Delta Pacific Seafoods**

**DATE RECEIVED:** September 17, 2008

**DATE PREPARED:** November 6, 2008

**TO:** Chair and Commissioners – South Coast Panel

**FROM:** Ron Wallace, Land Use Planner

**PROPOSAL:** The applicant proposes to offer warehousing/cold storage services for agricultural products to the agricultural community. The products to be stored would range from seasonal fruits and berries to protein based items that require no processing by Delta Pacific Seafoods Ltd. The agricultural products would all originate from off the property and not be used for agricultural production on the property.

Due to the seasonal nature of the fishing business, there are often times when 40% of the business' cold storage space is unused. Only 30% of the vacant space would be utilized to store produce during fishing down times as the fish processing business is the company's priority. There are no changes proposed to any of the buildings or to the site.

This application is made pursuant to section 20(3) of the *Agricultural Land Commission Act*.

**BACKGROUND INFORMATION:**

In 2003, Delta Pacific Seafoods Ltd. purchased the site and the plant has been used for fish processing continuously since then. In 2007, an expansion of the cold storage facility was completed.

**Local Government:**

The Corporation of Delta

**Legal Description of Property:**

PID: 016-410-491  
Lot 1, District Lot 145, New Westminster District Group 2, Plan 86526

**Purchase Date:**

2003-11-06

**Location of Property:**

6001 - 60th Avenue, Delta

**Size of Property:**

5.0 ha (The entire property is in the ALR).

**Present use of the Property:**

The site is occupied by Delta Pacific Seafoods Ltd. who operate a custom fish processing plant.

**Surrounding Land Uses:**

**WEST:** Agricultural land  
**SOUTH:** Agricultural land  
**EAST:** Agricultural land  
**NORTH:** Agricultural land

**Agricultural Capability:**

Data Source: Agricultural Capability Map #  
The majority of the property is identified as having Prime Dominant ratings.

**Official Community Plan and Designation:**

The property is designated Industrial within Delta's OCP

**Zoning Bylaw and Designation:**

Comprehensive Development Zone No. 11

**PREVIOUS APPLICATIONS:**

**Application #23798-0**

**Applicant:** S. Spetifore & Sons Ltd.  
**Decision Date:** October 20, 1989  
**Proposal:** Proposed to s/d the 15.7 ha property into 2 lots of 5 ha and 10.7 ha. The 5 ha lot to contain an existing fish processing plant and the remainder to continue to be used for agriculture.  
**Decision:** Allowed subject to previous decisions concerning the expansion of the processing plant being revised so as to permit plant expansion only within the bounds of the 5 ha lot.

---

**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

**Local Council**

The applicant is asking that Council consider forwarding this application for non-farm use to the ALC. The non-farm use would allow for storage of agricultural products that have not been produced on site or that will not be used for any on-site agricultural operation. Given the long-standing use of this property for agricultural and fish processing, the minimal projected increase in traffic and the lack of comments from the public, staff recommend that the application be forwarded to the ALC, noting that Delta has no objections to the proposed use.

A decision from Council is forthcoming.

**Local Government Staff**

Approval recommended.

**STAFF COMMENTS:**

As this proposal is to better utilize the existing buildings and there would be not impact to agriculture, approval is recommended.

**ATTACHMENTS:**

1. Context Map
2. Site Map
3. Application Information

**END OF REPORT**

  
\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Date