



Staff Report
Application # MM – 38578
Applicant: Christopher and Hiromi Bush

DATE RECEIVED: October 24, 2008

DATE PREPARED: November 4, 2008

TO: Chair and Commissioners – South Coast Panel

FROM: Ron Wallace, Land Use Planner

PROPOSAL: To establish and operate an anaerobic digester on the subject property. The digester will produce "biogas" (natural gas) from dairy, poultry and other livestock waste from the subject property and adjacent farms. The proposed operation will also produce residual products such as animal bedding and horticultural fiber (peat moss replacement) as a by-product of the digesting process.

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

BACKGROUND INFORMATION:

Local Government:

City of Abbotsford

Legal Description of Property:

PID: 010-837-906

Lot 79, Section 13, Township 19, New Westminster District, Plan 4211

Purchase Date:

2007-08-02

Location of Property:

2016 Interprovincial Highway, Abbotsford

Size of Property:

9.6 ha (The entire property is in the ALR).
0.21 ha footprint of digester facility

Present use of the Property:

Home site, dairy farm and growing of potatoes. There is a 15,000 square foot barn, four feed bunkers and an open manure storage pit. There is a mobile home on site that will serve as their office.

Surrounding Land Uses:

WEST: Dairy farm
SOUTH: Nursery Farm
EAST: Tolmie Road, Railway, Old Yale Road and mountainside
NORTH: Blueberry farm

Agricultural Capability:

Data Source: Agricultural Capability Map # 92G.010
The majority of the property is identified as having Prime Dominant ratings.

Official Community Plan and Designation:

The property is designated 'Agricultural' in the OCP

Zoning Bylaw and Designation:

Agricultural Two Zone (A2) which does not make provisions for this use. A temporary use permit (TUP) or a text amendment to the zoning bylaw would be required.

16 ha minimum lot size

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Abbotsford Council

Council voted to forward this application to the ALC with its approval in principle. Council noted that it reserves the right to require the applicant to demonstrate that there are no significant environmental impacts associated with the proposed facility, before agreeing to entertain further applications to develop the subject property for the intended use. Abbotsford staff are to report back to Council on recommendations for monitoring.

Agricultural Advisory Committee

The Abbotsford AAC recommended that the application to permit an anaerobic digester on the property be approved subject to using only agricultural waste for the purposes of producing biogas.

STAFF COMMENTS:

This is the first anaerobic digester proposal ever to be considered by the Commission. The proposal is to use only agricultural waste inputs from dairy, poultry and other livestock waste from the subject property and adjacent farms.

Staff met in July with the applicant and his partner Mr. Pete Shouten of Heppell's Potato Corp. to discuss the proposed use.

The provincial government's Innovative Clean Energy (ICE) Fund has approved \$1.5 million to the applicant. The fund meets the BC Energy Plan commitment to develop clean energy technologies.

ATTACHMENTS:

1. Ministry of Agriculture and Lands Waste Management Fact Sheet – An Overview of On-Farm Biogas Production
2. Catalyst Power Inc – Catalyst One ALC Briefing July 8, 2008 First "Advanced" (High Yield) Biogas System in BC
3. Proposed Site Plan
4. PlanET Biogas Solutions Brochure
5. Ministry of Technology, Trade and Economic Development and Energy, Mines and Petroleum Resources News Release July 18, 2008 "15 Projects Highlights BC's Clean Energy Innovation" and Backgrounder "Approved Innovative Clean Energy Fund Projects"

END OF REPORT



Signature

November 7/08.

Date