



## Agricultural Land Commission Staff Report

**DATE:** June 24, 2010  
**TO:** Vice Chair and Commissioners - South Coast Panel  
**FROM:** Ron Wallace

**RE:** Application # 51532

**PROPOSAL:** The applicant, Pilot Grove Developments Ltd, proposes a commercial composting facility, including off-site composting sales. This proposed facility is designed to compost green waste, food waste and agricultural waste into Class A compost, with a potential of 20,000 tonnes of compost to be produced annually. The majority of the compost produced will be sold off-site.

The composting process will be fully enclosed inside from the time that the materials are received through to the time that the compost is finished. As a result, all leachate and run off is eliminated.

At the request of Surrey City Council the applicant retained CH2M Hill to complete an independent review of the conceptual design and operations plan for the proposed enclosed composting facility. A copy of this review is attached.

The proposal for the 10 ha site includes farming of approximately 80% of the land with the composting operations occupying the remaining 20% of the site. A copy of the proposed site plan is attached.

The applicant has also gone into the local community with a petition explaining its proposal to develop a full-cycle organic farming and composting facility on the subject property. There are estimated to be 450 to 480 signatures in support of this application.

In addition, the Commission has received a petition of people opposed to the development plans for a composting facility. There estimated to be over 500 signatures of people who are not in support of this application.

### PROPOSAL INFORMATION

**Background:** There have been no previous applications involving the subject property. This application includes both a composting operation and a compost utilization demonstration area – an active chemical and pesticide free farming operation. The active composting operation will meet all of the requirements for the Organic Matter Recycling Regulation. There will be one permanent Megadome structure, and other smaller temporary covers for the active composting operation.

The area around the composting operation will be utilized for crop growing, in order to demonstrate the use of composts for food production.

The subject property has access from 12th Avenue, as well as from 176th Street. The location of this operation is important in that it must have excellent truck access, but also needs to be a highly visible operation

**Received Date:** February 8, 2010  
**Applicant:** William & Robert Baldwin  
**Agent:** Ray Lapierre

**Local Government:** City of Surrey

## DESCRIPTION OF LAND

**PID:** 002-482-908

**Legal Description:** Parcel 2 (Reference Plan 7604) Section 21 Block 1 North Range 1 East New Westminster District

**Civic Address:** 17720 12th Ave

**Area:** 4.9 ha

**ALR Area:** 4.9 ha

**Purchase Date:** May 31, 2001

**Owner:** William & Robert Baldwin

**PID:** 002-482-851

**Legal Description:** Parcel 1 (Explanatory Plan 8271) Section 21 Block 1 North Range 1 East Except: Firstly: Parcel B (Explanatory Plan 9580), Secondly: Parcel A (Explanatory Plan 12682) New Westminster District

**Civic Address:** 17690 12th Avenue

**Area:** 5.3 ha

**ALR Area:** 5.3 ha

**Purchase Date:** May 31, 2001

**Owner:**

**Total Land Area:** 10.2 ha

**Total ALR Area:** 10.2 ha

**Current Land Use:** The property has been used as a hay field for the past 12 years. There are no dwellings on the property and no improvements have been made to the land or to the few small barns that appear to have been built in the 1940' s or 1950' s.

## PROPOSAL DETAILS

### Non Farm Use

Area	Agricultural Capability	Agricultural Capability Source
6.5	Mixed Prime and Secondary	BCLI

### Surrounding Land Uses:

North	Acreage parcels and farmland
East	Acreage parcels and farmland

South      Acreage parcels and farmland  
 West        Acreage parcels and farmland

**Official Community Plan**

**Bylaw Name:**      Agricultural  
**Designation:**     Agricultural  
**OCP Compliance:** No

**Zoning**

**Zoning Bylaw Name:** Bylaw No. 12000  
**Zoning Designation:** Agricultural (A-1)  
**Minimum Lot Size:**    4.0 ha  
**Zoning Compliance:** No

**Committee Recommendations**

<b>Type</b>	<b>Recommendation</b>
Board/Council	Approve

**Description**

Surrey City Council passed a resolution requesting that staff forward a letter to the ALC in advance of the June 14 or 15 ALC meeting, advising the ALC that Surrey City Council endorses the proposed development, subject to the following conditions:  
 1. Completion of independent peer review of the proposed commercial composting facility to fully evaluate the proposal and provide an assessment on the viability of the operation and technology proposed, a risk and impact assessment on the proposed operation/technology, and recommendations as to how nuisance impacts can be avoided or appropriately mitigated; and  
 2. The applicant to hold a second Public Information meeting to respond to community concerns raised at the first public information meeting and throughout the public consultation process.

Agricultural Advisory Committee	Refuse
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The AAC at the January 7, 2010 meeting did not recommend support of the proposal as it found no agricultural merit in the applicant's proposal; it is not an agricultural facility and is better suited for an industrial site.  
 The AAC expressed additional concerns about pollution of the ground water (leachate) by the run-off from the compost area and the amount of area that is hard surfaced with the potential to be permanently sterilized for farm use.  
 The AAC at its April 1, 2010 meeting included a discussion of the proposal by Pilot Grove Developments Inc. to develop a composting facility on the subject property. The AAC requested that a copy of the minutes be forwarded to the ALC for review.

## **STAFF COMMENTS**

Staff has the following comments:

- The applicant has provided a comprehensive submission of information about the proposed composting facility, as outlined in the attachments.
- The AAC has expressed objection to this proposed facility on the grounds that it is not an agricultural facility and is better suited for an industrial site. The AAC expressed additional concerns about pollution of ground water (leachate) by the run-off from the compost area. The applicant commented that the AAC did not understand that all activities will be either indoor, or will occur on asphalt, which will be underlaid with an impervious layer.
- Comments and concerns have been expressed by some members of the local community, as attached.
- Surrey Council endorses the proposed development, subject to the conditions outlined at the May 3, 2010 Regular Meeting.

## **ATTACHMENTS**

51532\_Review by John Paul.pdf  
51532\_Surrey Comments.pdf  
51532\_Applicant Comments.pdf  
51532\_Letters.pdf  
51532\_Peer Review.pdf  
51532\_ContextMap20k.pdf  
51532\_AirphotoMap10k.pdf  
51532\_AgCapabilityMap.pdf

## **END OF REPORT**

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**Signature**

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**Date**