



Provincial Agricultural Land Commission - Staff Report

Application: 52522

Applicant: Matway Farms Ltd
Agent: John Paul
Local Government: City of Abbotsford

Proposal: To develop a commercial composting and soil mixing and sales facility on the 8.2 ha subject property. All of the composting will take place on existing "hard" surfaces (concrete, asphalt). The applicant intends to sell all of the composted product off the property. Composting is a permitted use provided "Class A" compost is manufactured, and a minimum 50% of the compost product is used on the farm.

BACKGROUND INFORMATION

A dairy farm previously occupied the property (until 2008). One previous application for peat extraction and fill has been considered on the property. See below for details.

PROPERTY INFORMATION

PID: 005-071-801
Legal Description: Lot 12 of Section 1, Township 14 and of District Lots 45 and 407 Group 2, New Westminster District, Plan 52711
Property Area: 8.2 ha
ALR Area: 8.2 ha
Purchase Date: October 3, 2008
Location: 5205 Bates Road
Owner: Matway Farms Ltd

Total ALR Area:

LAND USE

Current Land Use:

The property is an abandoned dairy farm with numerous "coverall" structures, a manure pit, shop and house. Approximately 4 ha is available for soil based crop production.

Surrounding Land Uses:

North: Large cultivated parcels - former dairy farm, in the ALR
East: Cultivated farm parcels in the ALR - blueberries.
South: Former dairy farm, cultivated fields and pasture
West: Forested upland areas - in the ALR

PROPOSAL DETAILS

Non- Farm Use Area: 8.2 ha
Non- Farm Use Type: Industrial: Composting

Agricultural Capability:

The majority of the area under application is rated as: Mixed Prime and Secondary

Source: BCL

Mapsheet: 92G.009

PREVIOUS APPLICATIONS

Application ID: 45422

Legacy #: 38507

Applicant: Matthew Malkin

Proposal: To remove approximately 105,000 m3 of peat soil from the subject properties and replace it with 162,000 m3 of mineral soil in order "to replace the organic soil with mineral soil in order to improve drainage, improve trafficability, allow for a longer growing season and increase the range of cropping options."

Decision:

Resolution #	Decision Date	Decision Description
2745/2010	November 1, 2010	Refused.

Note:

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: City of Abbotsford OCP

Designation: Agricultural

OCP Compliance: Yes

Zoning:

Zoning Bylaw Name: City of Abbotsford Zoning Bylaw

Zoning Designation: Agricultural Two zone

Minimum Lot Size: 16.0 ha

Zoning Compliance: No

Comments and Recommendations:

Board/Council

Abbotsford Council forwarded the application with a recommendation of support.

ALC STAFF COMMENTS

Staff suggest that the Commission consider the following:

- 1) The improved BCLI ratings for the upland ~4 ha area which is covered by structures are: 5:5T 3:7T 2:4T. This land has little potential for soil cropping, but was appropriate for the location of barns, and other structures. The 4 ha lowland portion of the property is comprised of organic peaty soils (O3WL) with cranberry/blueberry production potential.
- 2) The applicant intends to compost organic matter that has both agricultural and non agricultural sources and sell more than 50% of the product off the farm parcel. The amount of compost proposed is 40,000 tonne/year from both agricultural and other sources. A greenhouse is proposed to be heated from the composting process. A soil blending centre will also be established that will incorporate topsoil from urban development with the compost product.
- 3) The proposed composting will occur on land that is currently degraded by structures or hard surfaces. Some agricultural production is also contemplated - a greenhouse and 0.5 ha organic growing area.
- 4) Abbotsford Council and the Abbotsford Agricultural Advisory Committee support the application believing it will address the problem of agricultural waste disposal.

ATTACHMENTS

52522_ContextMap20k.pdf

52522_AirphotoMap10k.pdf

52522 sketch plan.pdf

END OF REPORT

Prepared by: Martin Collins, February 9, 2012