



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
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www.alc.gov.bc.ca

March 23, 2007

Reply to the attention of Jennifer Carson  
ALC File: #MM - 37048

Transform Compost Systems Ltd  
211 - 33119 South Fraser Way  
Abbotsford, BC V2S 2B1

Dear Sir:

Re: Application for Non-Farm Use in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 69/2007 outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify your client(s) accordingly.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Kalsen, Chair

cc: City of Abbotsford (#3040-20/A06-010)

Enclosure: Minutes

JC/lv  
37048d1



## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

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**A meeting was held by the Provincial Agricultural Land Commission on February 19, 2007 in Abbotsford, B.C.**

<b>PRESENT:</b>	Sylvia Pranger	Chair, South Coast Panel
	Michael Bose	Commissioner
	John Tomlinson	Commissioner
	Terra Kaethler	Staff
	Brian Underhill	Staff
	Jennifer Carson	Staff

### **For Consideration**

Application: # MM - 37048  
Applicant: Jayendee Farms Ltd  
Agent: Transform Compost Systems Ltd.  
Proposal: To create a compost facility to process the liquid hog manure produced on the farm and to export composted material.  
Legal: PID: 002-346-508  
South Half Lot 12, North West Quarter, Section 4, Township 17, New Westminster District, Plan 649"A"  
Location: 5050 Gladwin Road, Abbotsford

### **Site Inspection**

A site inspection was conducted on Monday February 19, 2007. Those in attendance were:

- Sylvia Pranger Chair, South Coast Panel
- Michael Bose Commissioner
- John Tomlinson Commissioner
- Terra Kaethler Staff
- Brian Underhill Staff
- Jennifer Carson Staff
- John Doppenberg Applicant

According to the applicant, the farm would be more financially viable, if it could accept manure from other farms, combine it with the liquid hog manure through the system developed by Transform Compost Systems Ltd. create an organic fertilizer to market. A business plan and environmental plan for the system have been created. The Commission was impressed with the application.

The applicant confirmed that the Staff Report dated December 27, 2006 was received and no errors were identified.

### **Conclusions**

The Commission is satisfied that the application will improve the waste management issues in the general area.

**IT WAS**

**MOVED BY:** Commissioner Pranger

**SECONDED BY:** Commissioner Tomlinson

THAT the application be allowed as proposed.

AND THAT the approval is subject to the following condition:

- The approval is specific to the current circumstances of the proposal. If the owner, type of agricultural activity on the property, company running the business, or any aspect of proposal changes, then the Commission is to be contacted.

This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

**CARRIED**

**Resolution # 69/2007**



**Staff Report**  
**Application # MM – 37048**  
**Applicant: Jayendee Farms Ltd**  
**Agent: Transform Compost Systems Ltd**

**DATE RECEIVED:** November 6, 2006

**DATE PREPARED:** December 27, 2006

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

**FROM:** Simone Rivers, Land Use Planner

**PROPOSAL:** To create a compost facility to process the liquid hog manure produced on the farm and to export composted material.

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: 002-346-508

South Half Lot 12, North West Quarter, Section 4, Township 17, New Westminster District, Plan 649"A"

**Purchase Date:**

January 1984

**Location of Property:**

5050 Gladwin Road, Abbotsford

**Size of Property:**

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

**Present use of the Property:**

Planted poplars and 300 female pigs, residence, shop/machinery shop, 3 hay barns

**Surrounding Land Uses:**

**WEST:** Residence, blueberry nursery, greenhouse  
**SOUTH:** Nursery, woodlot, no buildings  
**EAST:** Forage, corn or grass  
**NORTH:** Parachute center

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 92G/1c  
The majority of the property is identified as having Prime Dominant ratings.

**Official Community Plan and Designation:**

The Official Community Plan designates the parcel as Agricultural

**Zoning Bylaw and Designation:**

The Zoning Bylaw designates the parcel as Agriculture Two Zone (A2)  
Minimum Lot Size: 16 ha

**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**


The Council for the City of Abbotsford forwarded the application with a recommendation of support

**ATTACHMENTS:**

- Transform Compost Systems - Turning waste into an opportunity - Project description including air photos.(submitted by the applicants)
- ALC Context Map - 92G/1 - 1:50,000 (created by ALC Staff)
- ALC Context Map - Fraser Valley Regional District Constituent Map # 20 - 1:10,000 (created by ALC Staff)

END OF REPORT

  
Signature

  
Date