



Agricultural Land Commission Staff Report

DATE: June 21, 2010
TO: Vice Chair and Commissioners - South Coast Panel
FROM: Ron Wallace

RE: Application # 51710

PROPOSAL: The proposal is to expand the current composting activities to include a compost facility capable of processing up to 40,000 tonnes per year. This facility will be able to receive and process agricultural waste, yard waste and some food waste. It will allow continued production of value-added soil and fertilizer products from agricultural waste.

In addition to the buildings already on site, the applicant proposes to construct one 60 ft wide by 150 ft long screening and storage building, one 60 ft by 60 ft receiving building, and 10 gutter connected 30 ft by 200 ft shelters for covered window composting. The buildings and covered windows will be located on a 450 by 450 ft asphalt surface behind the hog barns.

PROPOSAL INFORMATION

Background: There was a previous application in February 2007 on the subject property to create a compost facility to process the liquid hog manure produced on the farm and to export composted material. At the time of this application the property was used as a 300 sow farrow to finish hog farm. 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 to create an organic fertilizer to market. The Commission was satisfied that the application would improve the waste management issues in the general area.

Received Date: April 27, 2010
Applicant: Jayendee Farms Ltd
Agent: John Paul
Local Government: City of Abbotsford

DESCRIPTION OF LAND

PID: 002-346-508
Legal Description: South Half Lot 12 North West Quarter Section 4 Township 17 New Westminster District Plan 649 "A"
Civic Address: 5050 Gladwin Road, Abbotsford
Area: 7.8 ha
ALR Area: 7.8 ha
Purchase Date: February 21, 1984
Owner: Jayendee Farms Ltd

Total Land Area: 7.8 ha

Total ALR Area: 7.8 ha

Current Land Use: Was a 300 sow farrow to finish hog farm with 3 hog barns, one currently raising guilts on contract. Worm production and bagging now in part of the hog barn. Also one residence, one mobile home, one shop, and one 30 x 250 compost facility. Hybrid poplars were planted on remaining field. The hog farm is no longer operational, and the proponent wishes to utilize existing buildings in association with the proposed structures for the composting operation.

PROPOSAL DETAILS

Non Farm Use

Area	Agricultural Capability	Agricultural Capability Source
7.8	Prime Dominant	BCLI

Surrounding Land Uses:

North	Parachute Centre, airfields, grass
East	Forage corn or grass - no structures
South	Nursery/woodlot, no structures
West	Blueberry nursery, residence and greenhouses

Official Community Plan

Bylaw Name:

Designation: Agricultural

OCP Compliance: Yes

Zoning

Zoning Bylaw Name:

Zoning Designation: Agricultural Two Zone (A2)

Minimum Lot Size: 16.0 ha

Zoning Compliance: Yes

PREVIOUS APPLICATIONS

Application #: 43568

Applicant: Jayendee Farms Ltd

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

Decisions:

Resolution Number

69

Decision Date

February 19, 2007

Decision Description

Allowed with conditions. If the landowners, size of business or agricultural activity on the property

changes, the allowed non-farm use will need to be revisited by the Commission.

Committee Recommendations

Type	Recommendation	Description
Board/Council	Approve	On March 29, 2010 Abbotsford City Council voted to forward this application to the ALC with support.
Agricultural Advisory Committee	Approve	On February 17, 2010 the Abbotsford Agricultural Advisory Committee (AAC) recommended that the application to permit a non-farm use on the property located at 5050 Gladwin Road be supported as presented, as it has the potential to benefit local agriculture and sustainability by establishing a facility that will assist in addressing the problematic issue of agricultural/domestic organic waste disposal.

STAFF COMMENTS

The Commission supported the previous application in 2007 to compost hog manure produced on the farm and to import horse and poultry manure and greenhouse sawdust waste to aid in the composting process. The hog farm is no longer operational and the proponent wishes to utilize existing buildings in association with the proposed structures for the composting operation.

The Abbotsford Agricultural Advisory Committee (AAC) recommended that the application be supported as presented, as it has the potential to benefit local agriculture and sustainability by establishing a facility that will assist in addressing the problematic issue of agricultural/domestic organic waste disposal.

ATTACHMENTS

51710_ContextMap50k.pdf
51710_AgCapabilityMap.pdf
51710_AirphotoMap10k.pdf

END OF REPORT

Signature

Date