



Provincial Agricultural Land Commission - Staff Report

Application: 52548

Applicant: Crescent Stables Ltd
Agent: Paul Cross
Local Government: Corporation of Delta

Proposal: To phase in a reclaiming system by processing used horse bedding from the subject property only. The resulting bedding materials would be used on the subject property during the start up phase. Following the start up phase, production would increase and would include horse bedding from other farms. At full production, up to 200 tons per week would be processed and only 8 percent of the used bedding would be from the subject property.

BACKGROUND INFORMATION

The applicant is proposing to operate an indoor processing system on the subject property that would reclaim horse bedding using the process of drying, filtering and heating. The applicant has developed the equipment to reclaim the wood from horse manure, and remove the odours, pathogens and mold spores. The system recovers the useful components in the soiled bedding for reuse as animal bedding in the form of wood pellets which could be sold to other horse farms.

PROPERTY INFORMATION

PID: 007-297-076
Legal Description: Lot 7, District Lot 96A and 147, New Westminster District, Plan 36484
Property Area: 8.7 ha
ALR Area: 8.7 ha
Purchase Date: June 13, 1974
Location: 6670-64 Street, Delta
Owner: Crescent Stables Ltd

Total ALR Area:

LAND USE

Current Land Use:

The property is used to board and ride horses. There are two dwellings, a stable and riding school on the property.

Surrounding Land Uses:

North: Agricultural
East: Agricultural
South: Agricultural
West: Agricultural

PREVIOUS APPLICATIONS

Application ID: 44690

Legacy #: 37885

Applicant: Cresent Stables Ltd

Proposal: Non-farm use on the 8.7 ha subject property to permit a retired former employee of the farm and her husband to remain in their current residence although she no longer assists in the operation of the farm and is not a member of the farming family. The owners wish to build a new home for themselves but do not wish to displace this former employee who has made a significant contribution to the farm and the community.

Decision:

Resolution #	Decision Date	Decision Description
98/2008	February 21, 2008	Allow subject to the removal of second dwelling once retired employee leaves the farm.

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: N/A

Designation: Agriculture

OCP Compliance: Yes

Zoning:

Zoning Bylaw Name: N/A

Zoning Designation: Light Industrial

Minimum Lot Size: 8.0 ha

Zoning Compliance: No

Comments and Recommendations:

Board/Council

The Corporation of Delta supports the application.

Planning Staff

- Recommends that the Corporation of Delta supports the application.
- The application for Temporary Use Permit be received.

ALC STAFF COMMENTS

The proposed reclaiming system would eventually receive more than 50% of its used horse bedding from other farms and so is not consistent with Section 2(2)(c) of the Agricultural Land Reserve Use, Subdivision and Procedure Regulation which states that the "storage, packing, product preparation or process of farm products" is a permitted use "if at least 50% of the farm product being stored, packed, prepared or processed is produced on the farm".

- The Corporation of Delta is able to and prepared to issue a Temporary Use Permit, subject to approval of a non-farm use by the ALC.

- The term of the permit which could be up to three years may include conditions to mitigate any negative externalities such as noise or truck traffic. The permit may be renewed for an additional three years. If the horse bedding reclaiming system is successful, then the applicant may apply to rezone the subject property to permit a horse bedding reclaiming system as a permitted use.

ATTACHMENTS

52548_ContextMap20k.pdf

52548_AgCapabilityMap.pdf

52548_AirphotoMap5k.pdf

52548CouncilMeeting.pdf

52548CouncilMeeting.pdf

END OF REPORT

Prepared by: Ron Wallace, February 16, 2012