



Provincial Agricultural Land Commission - Staff Report

Application: 52732

Applicant: Seabreeze Farm Ltd
Agent: Ethan Werner
Local Government: Corporation of Delta

Proposal: Non-farm Use - Anaerobic digester proposed to use 51% agricultural waste (mostly from 500 dairy cows on farm) including manure, crop waste, silage and 49% non-agricultural waste feedstock including fats, oils, grease & source separated organics. Biogas produced will be sold to Fortis BC.

BACKGROUND INFORMATION

Buildings associated with the AD will be approx. 60m x 50m including the digester, two non-agricultural reception tanks, a power house/control room, biogas upgrading unit, compression and injection unit, covered storage for separated digestate and on farm storage tanks. Total volume digested annually is 10,750 cubic meters of on-farm ag feedstock and 10,500 cubic meters non-ag feedstock. The AD will produce digestate in liquid form to be used as fertilizer for crops and solids used as livestock bedding on farm. Existing roads will be used for access. Currently imported poultry manure (approx 5%) from a nearby farm may or may not be used and will depend on what the nutrient management plan dictates. It is estimated that truck traffic will increase from 1 milk truck per day to 1-2 trucks delivering feedstock each day. Odour tight tanks are used to store non-ag feedstock and pumped directly to AD.

PROPERTY INFORMATION

PID: 000-830-615
Legal Description: Lot 3 Except: Firstly: Part Subdivided by Plan 40313 Secondly: Parts Shown on Plan 24717 Thirdly: Part Contained in Parcel "A" (Reference Plan 47175) Thirdly: Part Contained in Parcel "A" (Reference Plan 47175) Fourthly: Part Subdivided by Plan 54731, Section 1 Township 4 and Section 36 Township 3 New Westminster District Plan 8563
Property Area: 34.9 ha
ALR Area: 34.9 ha
Purchase Date: May 30, 1986
Location: 4790 - 112th Street, Delta
Owner: Seabreeze Farm Ltd

Total ALR Area:

LAND USE

Current Land Use:

Dairy operation and associated buildings; grass and corn for feed. 500 cows (250 milking).

Surrounding Land Uses:

North: Agricultural and Highway 99
East: Agricultural
South: Boundary Bay
West: Agricultural across 112 Street

PROPOSAL DETAILS

Non- Farm Use Area: 0.3 ha
Non- Farm Use Type: Agricultural/Farm: Energy Production

Agricultural Capability:

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

Source: BCL

Mapsheet: 92G.006

PREVIOUS APPLICATIONS

Application ID: 12735 **Legacy #:** 16641

Applicant: Bayview Dairy Farms Ltd.

Proposal: Construct transmission towers, support structures and facilities.

Decision:

Resolution #	Decision Date	Decision Description
1349/1983	September 13, 1983	Refused as proposed on the grounds of high agricultural capability.

RELEVANT APPLICATIONS

Application ID: 45505 **Legacy #:** 38578

Applicant: Christopher and Hiromi Bush

Proposal: To establish and operate an anaerobic digester on the subject property. The digester will produce "biogas" (natural gas) from dairy, poultry and other livestock waste. The proposed operation will also produce residual products such as animal bedding and horticultural fibre (peat moss replacement) as a by-product of the digesting process.

Decisions:

Resolution #	Decision Date	Decision Description
601/2009	July 30, 2009	Allow an amendment to the original approval for an anaerobic digester that uses 100% agricultural waste to allow for the use of approximately 20-25 percent non-agricultural feedstock (FOG-fats, oils & grease).
749/2008	November 17, 2008	Allow subject to the ALC's guidelines for anaerobic digesters in the ALR.

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Designation: A - Agriculture

OCP Compliance: Yes

Zoning:

Zoning Designation: A1-Agriculture

Minimum Lot Size: 8.0 ha

Zoning Compliance: No

Comments and Recommendations:

Agricultural Advisory Committee

Forward to Council with a favourable recommendation and that if non-farm use is approved by the ALC, that the local govt rezoning process be expedited.

Board/Council

That the application for a non-farm use at 4790 112 Street be forwarded to the Provincial ALC.

ATTACHMENTS

52732_ContextMap20k.pdf

52732_AirphotoMap10k.pdf

52732_AgCapabilityMap.pdf

52732sir.pdf

END OF REPORT

Prepared by: Shaundehl Runka