

Lynn Perrin BGS MPP

#405-2814 Pratt Cres. Abbotsford B.C. V2S 4A7

Analysis of Report Report No. PDS 073-2023 <http://www.abbotsford.ca/PDS073-2023>

PURPOSE

To consider a site specific Zoning Bylaw text amendment to the Agricultural One Zone (A1) to

permit approximately 0.8ha (1.9ac) of the 6.64ha (16.40ac) subject property to be used for the

continuation of a **commercial composting facility.** (my emphasis)

The BC MOE has determined in their most recent inspection report that this is NOT a commercial composting facility and is in fact a commercial waste management operation which requires a very different process and permit.

Excerpt from the Sept. 7, 2023 email from Environmental Compliance Compliance and Environmental Enforcement | BC Ministry of Environment and Climate Change Strategy

“On May 25, 2023, a Warning Letter was issued to LifeSoils Products resulting from an inspection completed on May 3, 2023, under the *Environmental Management Act*. An Officer will follow up to determine if LifeSoils Products has submitted a permit application to the Ministry for **the commercial waste management operations that are occurring on-site.**” (my emphasis)

This excerpt from page 40 of the report before Council confirms that finding:

“Approximately 9% to 12% of the finished product is comprised of manure from the subject farm operation.”

Here are more misleading assertions in Report PDS 073-2023

25. Protection of the aquifer: The property overlies an unconfined aquifer that is vulnerable to pollution. OMRR requires an Environmental Impact Study and management plan to address leachate collection and treatment of effluent runoff. In this regard, the applicant has laid impermeable concrete and asphalt over approximately 80% of the compost site (with the remaining 20% to be completed) and anticipates installing underground water holding tanks to capture and treat leachate and water runoff.

OMRR regulations also require composting facilities to be located at least 15m from any watercourse and 30m from any source of water for domestic purposes. In this case, the

OPPOSITION TO PDS 073-2023 to Rezone 617 McKenzie Road Abbotsford B.C. to permit a commercial composting facility

closest watercourse is approximately 160m away. Szeliga Brook is an underground and piped watercourse so there is a relatively low risk of watercourse contamination. The closest well is approximately 170m away.

**THIS IS CONTRARY TO THE BCMOE INSPECTION REPORT(S)
WARNING LETTER FROM BCMOE**

https://sustainableagricultureinthefraservalley.files.wordpress.com/2023/02/2022-03-07_ir182205_warning.pdf

Administrative Penalty Referral

https://nrs.objectstore.gov.bc.ca/lteczn/6460f68946acc6002237de4d/2023-05-03_IR199722_Administrative_Penalty.pdf

page 26 "Level of Vulnerability: High level of vulnerability to surface contamination"



Photo 7. View of Leachate Discharge on the West Side of the Facility.



Photo 8. View of Leachate Discharge on the Southeast Side of the Facility (as indicated by the orange

Surrey BC V3R 0Y3 Report Date: May 3, 2023
Report Number: 199722 File: 110746
Cutline Industries Ltd. and 1064413 B.C. Ltd. doing business as LifeSoils Products
680 McKenzie Road Abbotsford BC
Dear Cutline Industries Ltd. and 1064413 B.C. Ltd. doing business as LifeSoils Products,
Re: An Administrative Penalty Referral
https://nrs.objectstore.gov.bc.ca/lteczn/6460f68946acc6002237de4d/2023-05-03_IR199722_Administrative_Penalty.pdf

AQUIFER CLASSIFICATION AND RANKING

AQUIFER LOCATION: Abbotsford

AQUIFER NUMBER: 0015

CLASSIFICATION: 1 A RANKING VALUE: 20

Classification Component:

Level of Development:

Aquifer productivity is considered moderate based on well yield. Demand is considered high based on domestic well density, numerous water supply, commercial/industrial, and irrigation wells, as well as numerous large diameter well installations. There is a heavy level of development in relation to aquifer productivity.

Level of Vulnerability:

High level of vulnerability to surface contamination.

Ranking Component:

Ranking Component:	Ranking Value
Productivity:	3
Vulnerability:	3
Size:	3
Demand:	3
Type of Use:	3
Quality Concerns:	3
Quantity Concerns:	2
Total:	20

Statistical Summary of Well Record Data for Aquifer # 0015

	Well Depth (ft)	Depth to Water (ft)	Depth to Bedrock (ft)	Reported Well Yield (gpm)
Number of Wells	667	478	0	253
Maximum	298	157	UNK	2000
Minimum	5	1	UNK	0.10
Average	56	20	UNK	93
Median	43	21	UNK	25
Geometric Mean	44	21	UNK	29

29. Biosecurity: Having a poultry operation in close proximity to the compost operation may present concerns over cross contamination and biosecurity.
Compliance and Enforcement

THIS IS CONTRARY TO THE BC MOE INSPECTION REPORT(S)

30. Compliance and enforcement of the composting operation falls largely under the Ministry of Environment & Climate Change Strategy's jurisdiction. As the subject composting operation is existing and existed prior to the property owner submitting an OMRR notification application, the Ministry of Environment & Climate Change Strategy has not only been facilitating the subject property owner through the OMRR notification process but also has been overseeing the existing operation's compliance. City staff found records on the Ministry's online Compliance and Enforcement Database dated between February 2019 and May 2023, documenting ten records of inspection on the subject property to verify compliance with OMRR regulations as well as corresponding compliance warning letters, and subsequent administrative penalty referrals. These records identify requirements for compliance including those relating to obtaining a waste discharge authorization, proper record keeping, proper collection of leachate and, more generally, confirming that operations meet OMRR requirements.

THERE IS NO MENTION OF NON COMPLIANCE IN EVERY BC MOE INSPECTION REPORT FOR THE PAS SIX YEARS

<https://nrced.gov.bc.ca/records;ms=420;keywords=Lifesoil;currentPage=1;pageSize=25;sortBy=-dateIssued>

31. Fire Rescue Services (FRS) have attended the subject property multiple times in response to reports of the compost pile catching fire. A fire had started in late November 2022, reportedly in one of the compost feeder piles; the fire spread into the composting pile and continued burning and then smoldering into December 2022. FRS did not conduct a formal investigation and no cause of the fire was determined; however, **the fire was not deemed suspicious.** (my emphasis)

32. In response to additional subsequent reports from neighbours that the compost pile was still on fire, FRS staff met with the property owner and their consultant and implemented requirements to eliminate the fire hazard on the subject property. To support these efforts, the property owner stopped bringing in compost input materials from off-site. This is anticipated as a temporary measure until the risk of future fires is adequately reduced.

33. Fire Rescue Services have requested that the applicant provide and implement a Fire Protection Plan. As a condition of rezoning, staff recommend that the applicant provide a Fire Protection Plan, acceptable to the Fire Chief, Fire Rescue Services. The Fire Protection Plan is required to address the following:

- a readily available pressurized water supply equipped with standpipes and hose connections and/or a sprinkler system;
- a road design that permits easy access by fire-fighting equipment;
- aisles between windrows for access and to act as a fire break;
- sufficient buffer distances between potentially combustible materials;
- access to earth moving equipment to dig out and/or isolate deep subsurface fires; and
- readily available stockpile of soil to be used to smother fires.

NO MENTION OF ABBOTSFORD FIRE AND RESCUE STOP WORK ORDER AND NON PAYMENT OF FINES

Excerpt from Feb 16, 2023 email from Bradley Gaudette Abbotsford Fire Department Deputy Fire Chief Community Safety

"It was nice to speak with you today. As we discussed, please see the summary of actions that we have taken with respect to the issues we have been encountering at 617/625 McKenzie Road.

1. October 9, 2022-	\$ 6,425	Fine for Fire Response
2. November 28, 2022-	\$ 28,300	Fine for Fire Response
3. December 6, 2022-	\$750	Fine for Fire Response

OPPOSITION TO PDS 073-2023 to Rezone 617 McKenzie Road Abbotsford B.C. to permit a commercial composting facility

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|--|--------------|-------------------------------|
| 4. January 2, 2023- | \$750 | Fine for Fire Response |
| 5. January 3, 2023- | \$750 | Fine for Fire Response |
| 6. February 7, 2023-
Order | | Issued Stop Work |
| 7. February 14, 2023-
owner to discuss the conditions of compliance and the process moving forward.” | | Met with Property |

OPPOSITION TO PDS 073-2023 to Rezone 617 McKenzie Road Abbotsford B.C. to permit a commercial composting facility



Aug 15, 2023 Email from BC MOE re complaint of compost pile burning and creating smoke

“Thank you for your complaint. An Officer will follow up with LifeSoils regarding on-site works and the flames observed on July 19th, 2023. As we advance, we ask that this information be provided

OPPOSITION TO PDS 073-2023 to Rezone 617 McKenzie Road Abbotsford B.C. to permit a commercial composting facility

through the Report All Poachers and Polluter (RAPP) hotline so the activity can be tracked and followed up by Ministry compliance and enforcement personnel. RAPP Line # 1-877-952-7277, or submit online at <https://forms.gov.bc.ca/environment/rapp/>."

A BETTER OPTION FOR SUSTAINABLE MANAGEMENT OF MANURE FROM ABBOTSFORD / FRASER VALLEY / B.C.

My written submission to the Select Standing Committee on Finance and Government Services Budget 2024 Consultation:

At least three communities are being placed at risk from leachate and air pollution from commercial composting of poultry manure.

Recommendation 1

Funding to research anaerobic digestion of poultry manure.

Recommendation 1 Explanation.

BC Environment Inspections Report

https://nrs.objectstore.gov.bc.ca/iteczn/647a242a46acc600226ca0fd/2023-05-25_IR205682_Warning.pdf

Council Members please REJECT this rezoning application due to the risks to the adjacent neighbours from air pollution and ALL Abbotsford public water consumers from risks to the aquifer and the Farmer Road City of Abbotsford well from leachates.

Lynn Perrin BGS MPP

Abbotsford Spokesperson WaterWatch Mission-Abbotsford

cc. Minister of Agriculture and Food

Minister of Environment and Climate Change Strategy

Agricultural Land Commission

Fraser Health