

SPA HILLS FARM COMPOST

CONCERNED COMMUNITY MEETING





BOARD REPORT

TO: Chair and Directors

FROM: Dan Passmore
Senior Planner

SUBJECT: Salmon Valley Land Use Amendment (Spa Hills Farm Inc.) Bylaw No. 2553

RECOMMENDATION #1: THAT:
First reading given to Bylaw No. 2553, cited as "Salmon Valley Land Use Amendment (Spa Hills Farm Inc.) Bylaw No. 2553", by resolution No. 2014-439 be rescinded.

RECOMMENDATION #2: THAT:
Bylaw No. 2553 cited as "Salmon Valley Land Use Amendment (Spa Hills Farm Inc.) Bylaw No. 2553" be read a first and second time this 19th day of June, 2014.

RECOMMENDATION #3: THAT:
a public hearing to hear representations on Bylaw No. 2553, cited as "Salmon Valley Land Use Amendment (Spa Hills Farm Inc.) Bylaw No. 2553", be held;

AND THAT:
notice of the public hearing be given by staff of the Regional District on behalf of the Board in accordance with Section 882 of the Local Government Act;

AND FURTHER THAT:
the holding of the public hearing be delegated to Director Rene Talbot, as Director of Electoral Area 'D' being that in which the land concerned is located, or Alternate Director Joy de Vos, if Director Talbot is absent, and the Director or Alternate Director, as the case may be, give a report of the public hearing to the Board.

File No: BL 2553
Date: May 14, 2014

APPROVED for Board Consideration:
Meeting Date: June 19, 2014


Charles Hamilton, CAO

SHORT SUMMARY:

The applicant had previously applied to the ALR for a non-farm use on the subject property, as the result of a bylaw enforcement action. The applicant was using the property for a classic auto restoration business, which eventually was approved by the Agricultural Land Commission (ALC Resolution #407/2011). Further, on September 12, 2013 the Board adopted Salmon Valley Land Use Amendment (CSRD) Bylaw No. 2547, which incorporated regulations regarding the operation of organic matter compost facilities.

SPA HILLS FARM INC. COMPOSTING FACILITY

KEY DESIGN FEATURES

- Composting will take place indoors under cover
- Composting will be aerated during primary compost phase to avoid odours

Salmon Valley Land Use Bylaw No. 2500**2.2.18 Organic Matter Composting Facilities**

.1 All organic matter composting facilities must be designed and constructed such that the

.a) is on asphalt or concrete, or other similar impermeable surface, which prevents release of leachate into the environment;

.b) is graded to prevent pooling of water where organic matter or compost is received, processed or stored;

.c) is designed to prevent run-off water from entering the areas where organic matter or compost is received, processed or stored;

.d) includes covered storage for organic matter, to prevent exposure to precipitation;

.e) includes an enclosed building with mechanical aeration, designed to ensure that the compost is maintained in an aerobic condition, and with a negative pressure differential between the inside and outside of the building in which the composting process occurs; and a filter system designed by a professional whose area of specialty includes the design of these systems; and

.f) is designed to keep the impact on the environment, and exposure and disturbance to humans, including dust, pollution, noise and odour, to a minimum.

.2 Blending, grinding and making or mixing of raw materials must take place on an impermeable surface.

.3 Any property used for a composting facility shall have a minimum parcel area of 30 ha.

.4 The area used for primary composting and curing shall not exceed 500 m² per parcel.

.5 Buildings and structures for a composting facility use shall be sited not less than:

.a) 75.0 m from all parcel lines

.b) 100.0 m from the natural boundary of a watercourse

.c) 75.0 m from Rural Residential areas

.d) 100.0 m from all wells and sources of domestic water

(The facilities currently meet all of these requirements)

R – Rural**Permitted uses:**

.1 agricultural;

Spa Hills

Write a description for your map.

Legend



Google Earth

Image © 2023 Airbus

SPA HILLS FARM INC. COMPOSTING FACILITY

KEY DESIGN FEATURES

- The compost building will have a concrete floor and the first 8' of the walls will be concrete block – there will be no drainage to underlying soils

Salmon Valley Land Use Bylaw No. 2500**2.2.18 Organic Matter Composting Facilities**

- .1 All organic matter composting facilities must be designed and constructed such that the facility:
 - a) is on asphalt or concrete, or other similar impermeable surface, which prevents release of leachate into the environment;
 - b) is graded to prevent pooling of water where organic matter or compost is received, processed or stored;
 - c) is designed to prevent run-off water from entering the areas where organic matter or compost is received, processed or stored;
 - d) includes covered storage for organic matter, to prevent exposure to precipitation;
 - e) includes an enclosed building with mechanical aeration, designed to ensure that the compost is maintained in an aerobic condition, and with a negative pressure differential between the inside and outside of the building in which the composting process occurs; and a filter system designed by a professional whose area of specialty includes the design of these systems; and
 - f) is designed to keep the impact on the environment, and exposure and disturbance to humans, including dust, pollution, noise and odour, to a minimum.
- .2 Blending, grinding and making or mixing of raw materials must take place on an impermeable surface.
- .3 Any property used for a composting facility shall have a minimum parcel area of 30 ha.
- .4 The area used for primary composting and curing shall not exceed 500 m² per parcel.
- .5 Buildings and structures for a composting facility use shall be sited not less than:
 - a) 75.0 m from all parcel lines
 - b) 100.0 m from the natural boundary of a watercourse



Outdoor Compost Pile with pooling water/leachate
at Spa Hills Farm

April 14, 2024

SPA HILLS FARM INC. COMPOSTING FACILITY

KEY DESIGN FEATURES

- Run off from mixing pad and leachate from the aeration channels will be collected in a tank and recycled

Salmon Valley Land Use Bylaw No. 2500**2.2.18 Organic Matter Composting Facilities**

- .1 All organic matter composting facilities must be designed and constructed such that the facility:
 - .a) is on asphalt or concrete, or other similar impermeable surface, which prevents release of leachate into the environment;
 - .b) is graded to prevent pooling of water where organic matter or compost is received, processed or stored;
 - .c) is designed to prevent run-off water from entering the areas where organic matter or compost is received, processed or stored;
 - .d) includes covered storage for organic matter, to prevent exposure to precipitation;
 - .e) includes an enclosed building with mechanical aeration, designed to ensure that the compost is maintained in an aerobic condition, and with a negative pressure differential between the inside and outside of the building in which the composting process occurs; and a filter system designed by a professional whose area of specialty includes the design of these systems; and
 - .f) is designed to keep the impact on the environment, and exposure and disturbance to humans, including dust, pollution, noise and odour, to a minimum.
- .2 Blending, grinding and making or mixing of raw materials must take place on an impermeable surface.
- .3 Any property used for a composting facility shall have a minimum parcel area of 30 ha.
- .4 The area used for primary composting and curing shall not exceed 500 m² per parcel.
- .5 Buildings and structures for a composting facility use shall be sited not less than:
 - .a) 75.0 m from all parcel lines
 - .b) 100.0 m from the natural boundary of a watercourse
 - .c) 75.0 m from Rural Residential areas
 - .d) 100.0 m from all wells and sources of domestic water

(The facilities currently meet all of these requirements)

R – Rural**Permitted uses:**

- .1 agricultural;



Leachate Running into adjacent aquafer at Spa Hills Farm

April 14, 2024



Leachate Running into adjacent aquifer at Spa Hills Farm

April 14, 2024



Leachate Running into adjacent aquifer at Spa Hills Farm

April 14, 2024

Salmon Valley Land Use Bylaw No. 2500**2.2.18 Organic Matter Composting Facilities**

- .1 All organic matter composting facilities must be designed and constructed such that the facility:
 - a) is on asphalt or concrete, or other similar impermeable surface, which prevents release of leachate into the environment;
 - b) is graded to prevent pooling of water where organic matter or compost is received, processed or stored;
 - c) is designed to prevent run-off water from entering the areas where organic matter or compost is received, processed or stored;
 - d) includes covered storage for organic matter, to prevent exposure to precipitation;
 - e) includes an enclosed building with mechanical aeration, designed to ensure that the compost is maintained in an aerobic condition, and with a negative pressure differential between the inside and outside of the building in which the composting process occurs; and a filter system designed by a professional whose area of specialty includes the design of these systems; and
 - f) is designed to keep the impact on the environment, and exposure and disturbance to humans, including dust, pollution, noise and odour, to a minimum.
- .2 Blending, grinding and making or mixing of raw materials must take place on an impermeable surface.
- .3 Any property used for a composting facility shall have a minimum parcel area of 30 ha.
- .4 The area used for primary composting and curing shall not exceed 500 m² per parcel.
- .5 Buildings and structures for a composting facility use shall be sited not less than:
 - a) 75.0 m from all residential areas
 - b) 100.0 m from the natural boundary of a watercourse
 - c) 75.0 m from rural residential areas
 - d) 100.0 m from all wells and sources of domestic water

(The facilities currently meet all of these requirements)

R – Rural**Permitted uses:**

- .1 agricultural;




Leachate Running into adjacent aquifer at Spa Hills Farm

February 18, 2024

Spa Hills - Exterior Impact 2018

Area spread 4,500 m2

Legend

 2018 exterior spread - 4,589



Google Earth


Image © 2024 Maxar Technologies

90 m

Spa Hills - Exterior Impact 2019

Area spread 7,060 m2

Legend

 2018 exterior spread - 4,589



Google Earth

Image © 2024 CNES / Airbus



90 m

Spa Hills - Exterior Impact 2020

Area spread 10,300 m²

Legend



Google Earth

image © 2024 CNES / Airbus



90 m

Spa Hills - Exterior Impact 2021

Area spread 12,400 m²

Legend



Google Earth

Image © 2024 Maxar Technologies



90 m

Spa Hills - Exterior Impact 2022

Area spread 16,700 m2

Legend



Google Earth

Image © 2024 CNES / Airbus



90 m

Spa Hills - Exterior Impact 2023

Area spread 19,200 m2

Legend



Google Earth

Image © 2024 Airbus



90 m



Calculation of Composting Material currently in the outside piles at Spa Hills Farm

Area of Compost Pile - 19,000 sq meters

Average Height of Compost Pile – 10 meters

Approximate amount total – 192,000 m³

$$192,000 \text{ m}^3 \times .750 \text{ tonnes/m}^3$$

=

$$144,000 \text{ tonnes}$$



Compost Pile Burning at Spa Hills Farm







April 14, 2024



April 14, 2024



Open Compost Building at Spa Hills Farm

April 14, 2024



