

**City of Chilliwack**  
**AGRICULTURAL AND RURAL ADVISORY COMMITTEE**  
**MINUTES OF MEETING**  
**TUESDAY, AUGUST 25, 2020 - 3:30 pm**  
**Held Electronically**

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**Council Members:** Councillor Chris Kloot, Chair  
Councillor Harv Westeringh, Vice Chair

**ARAC Members:** Walter Goerzen, Community Member  
Peter Vink, Industry Representative  
Chris Les, Industry Representative  
Steve Saccomano, Community Member  
Jacqueline Boer, Community Member  
Sarah Sache, Community Member  
Jeremy Wiebe, Industry Representative

**City Staff:** Erin Leary, Senior Planner  
David Blain, Director of Planning and Engineering  
Trish Alsip, Recording Secretary

**Regrets:** Gillian Villeneuve, Manager of Development Planning  
Brett Payne, Industry Representative  
Stan Vander Waal, Industry Representative  
Walter Dyck, Industry Representative

**1. CALL TO ORDER**

Councillor Chris Kloot was Chair and called the meeting to order at 3:30 pm.

**2. ADOPTION OF AGENDA**

Moved / ) That the Agenda for the Agricultural and Rural Advisory Committee meeting held  
Seconded ( Tuesday, August 25, 2020 be adopted as circulated.

Carried Unanimously

**3. ADOPTION OF MINUTES**

Moved / ) That the Minutes for the Agricultural and Rural Advisory Committee meeting held  
Seconded ( Monday, July 20, 2020 be adopted as circulated.

Carried Unanimously

**4. CURRENT ISSUES TO ADDRESS**

**5. NEW BUSINESS**

George Dick, Applicant and Mathew Dickson, Project Manager were present.

**a) ALR00367 – 42238 Sinclair Road**

The Senior Planner provided a presentation regarding this application for approval of a non-farm use to facilitate construction of a biogas facility within the subject property located at 42238 Sinclair Road. The information provided included the location map/ortho photo, proposal/factors, and recommendations.

The Agricultural Land Commission (ALC) previously granted a non-farm use approval for an anaerobic digester to be constructed within the subject property, subject to conditions. A text amendment to the AL (Agricultural Lowland) Zone was completed to permit the use in accordance with the ALC approval. Since the time of the original approval, no work has commenced on site. The owners are now ready to proceed with construction but the current proposal has expanded and changed significantly, and the ALC regulatory framework has been updated since the time of the original approval, and as such, the ALC confirmed a new “non-farm use” application is required.

A brief overview of the project was provided by the applicant.

A query was raised regarding capacity for digesting other local farms’ manure; the applicant noted that the on-farm biogas plant will have capacity, due to the expansion from 0.2 ha to approximately 1.5 ha to turn dairy manure and food waste from Dicklands Farms and neighbouring farms into renewable natural gas, clean water and fertilizer pellets.

A query was raised with respect to the irrigation system; the applicant noted all of the washdown water will be recycled using a reverse osmosis unit resulting in water which can be used for processing such as cleaning the plant and irrigating the fields.

An inquiry was raised regarding the increased acreage required for the new proposal; the applicant noted the building that will house the nutrient extraction equipment and the additional storage space will increase the area associated with the non-farm use from 0.2 ha (as previously approved) to approximately 1.5 ha. From a land use perspective, it was felt this application is in keeping with the long-term benefits of agriculture. Discussion ensued regarding the Fraser Valley Biogas Ltd. plant on Interprovincial Hwy. in Abbotsford and the biogas facility in Delta.

A query was raised regarding whether food waste will be a requirement, as over time, neighbouring farms may wish to bring their manure to this farm for nutrient extraction; the applicant noted over time food waste will be less available, and as such, are reviewing options. A follow up question was raised regarding the nutrient value of the fertilizer pellets; the applicant provided details regarding the ammonia and nitrogen levels. There are no immediate plans to sell the pellets retail; however, pellets will start to be sold in bulk, possibly for fruit production and vineyards if approved for organic use.

Moved / ) That the Agricultural and Rural Advisory Committee supports ALR367 and recommends  
Seconded ( Council forward the application to the ALC “with support”.

Carried Unanimously

**5. NEW BUSINESS (continued)**

As part of their rationale, the Committee noted the proposed biogas facility is an environmentally responsible means of addressing manure processing in the community and the facility will provide a long-term benefit to the Chilliwack dairy industry.

**6. PRESENTATION / DELEGATION**

**7. INFORMATION / DISCUSSION**

**8. NEXT MEETING**

The next meeting of the Agricultural Advisory Committee will be held at the call of the Chair.

**9. ADJOURNMENT**

There being no further business the meeting adjourned at 3:58 pm.

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Councillor Chris Kloot, Chair