

260 - Agricultural and Commercial Mushroom Composting Zone (A6)

Intent: To accommodate Agricultural Uses and complementary activities suitable in the Agricultural Land Use Designation and in a manner consistent with the *Agricultural Land Commission Act*, S.B.C. 2002, c.26, as well as limited Commercial Mushroom Composting Uses.

260.1 Permitted Uses

Permitted Uses Table for A6 Zone*	
.1 Principal Uses	<ul style="list-style-type: none"> a. All Uses permitted in Section 210.1.1 of the A1 Zone b. Commercial Mushroom Composting Facility, where approved by the Agricultural Land Commission
.2 Accessory to an Agricultural Use	<ul style="list-style-type: none"> a. All Uses permitted in Section 210.1.2 of the A1 Zone
.3 Accessory to a Single Detached Dwelling	<ul style="list-style-type: none"> a. All Uses permitted in Section 210.1.3 of the A1 Zone
<p>*Editorial Note Permitted Uses are subject to conditions in Sections 140, 210.7 to 210.9 and 260.7.</p>	

260.2 Site Specific Permitted Uses and Regulations

n/a

260.3 Development Regulations

Development Regulations Table for A6 Zone	
Column I	Column II
.1 Density	a. The provisions set out by Use in Section 210.7 to 210.9 contained in the A1 Zone shall apply;
.2 Size and dimensions	a. Height (maximum) <ul style="list-style-type: none"> i. 12.2 m for Commercial Mushroom Composting Facilities; ii. The provisions of Section 210.3.2 contained in the A1 Zone shall apply for all other Uses.
	b. Lot Coverage (maximum) <ul style="list-style-type: none"> i. The provisions of Section 210.3.2 contained in the A1 Zone shall apply.
	c. Other size provisions <ul style="list-style-type: none"> i. The provisions of Section 210.3.2 contained in the A1 Zone shall apply.

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260.4 Siting Regulations

The following minimum Setback and separation distances shall apply in the A6 Zone. In the A6 Zone, where a Building or Structure contains more than one Use, the largest required distance shall apply to the entire Building or Structure.

Siting Regulations Table for the A6 Zone	
Column I	Column II
.1 Buildings and Structures Used for a Commercial Mushroom Composting Facility	<ul style="list-style-type: none"> a. 30.0 m from an Exterior Lot Line; b. 30.0 m from an Interior Lot Line; c. 15.0 m from the natural boundary of a watercourse, or as set out in Section 140.8, whichever is greater; d. 30.0 m from a residential Use; e. 30.0 m from all wells; and f. 500 m from the Agricultural Land Reserve Boundary, where the boundary abuts the Urban Development Boundary as shown within the Official Community Plan.
.2 Non manure based raw material storage	a. 15.0 m from all Lot Lines.
.3 All other Buildings, Structures, Uses, and Facilities	The provisions of Section 210.4 of the A1 Zone shall apply.

Editorial Note

Landowners are responsible for ensuring compliance with Provincial and Federal regulations, including setbacks in the *BC Code of Practice for Agricultural Environmental Management*, under the *Environmental Management Act*.

260.5 Subdivision Regulations

Subdivision Regulations Table for A6 Zone	
Column I	Column II
.1 Lot Area (minimum)	<ul style="list-style-type: none"> a. 7.3 ha for a Lot with a Commercial Mushroom Composting Facility Use b. The provisions of 210.5.1 contained in the A1 Zone shall apply for all other Uses.
.2 Lot Width (minimum)	n/a
.3 Lot Depth (minimum)	n/a

260.6 Off-Street Parking Regulations

- .1 Refer to Section 150 for requirements pertaining to off-street parking.

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260.7 Additional Regulations by Use

.1 Commercial Mushroom Composting Facility

Other Regulations
<p>a. A Commercial Mushroom Composting Facility must be designed and constructed such that the facility:</p> <ul style="list-style-type: none"> i. is on asphalt or concrete, or other similar impermeable surface, that prevents the release of leachate into the environment; ii. is graded to prevent the pooling of water where agricultural waste or mushroom compost is received, processed or stored; iii. is designed to prevent run-off water from entering the areas where agricultural waste or mushroom compost is received, processed or stored; iv. includes covered storage for organic materials, except baled straw or hay, to prevent exposure to precipitation; v. includes an enclosed Building with an aerated floor, designed to ensure the mushroom 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 with air emissions directed to collection and treatment in the manner described in Section 260.7.1(a)(vii); vi. includes an enclosed facility or facilities maintained under negative pressure for all nitrogen rich leachate with air emissions directed to collection and treatment in the manner described in Section 260.7.1(a)(vii); and vii. includes an air emission collection and treatment system, designed and certified by a professional engineer registered to practice in British Columbia whose area of professional specialty includes the design of these systems, which consists of a wet scrubber and biofilter to reduce air contaminants to a concentration that will not cause pollution. <p>b. The operation of a Commercial Mushroom Composting Facility shall:</p> <ul style="list-style-type: none"> i. only conduct the pre-wetting of straw or hay on an aerated floor or in a dunk tank within an enclosed storage facility as described in Section 260.7.1(a)(vi); ii. only store pre-wetted straw or hay on an aerated floor; iii. move the mixture of the wetted straw or hay, other organic materials and gypsum and the nitrogen rich material into the enclosed Building described in Section 260.7.1(a)(v) within the same calendar day as the day of mixing; iv. perform all other stages of the composting process, after mixing the straw or hay with the nitrogen rich material, in the enclosed Building described in Section 260.7.1(a)(v); v. only be conducted as designed; and vi. comply with any requirements of the Ministry of Environment.

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- .2 Unenclosed storage shall be permitted subject to the following regulations:
 - a. not exceed 3.0 m in Height;
 - b. be set back no less than 6.0 m from all Lot lines;
 - c. be bounded on all sides not adjacent to a Building or Structure by a solid fence or wall of at least 1.8 m in Height;
 - d. be limited to that part of a Lot that is surfaced with asphalt paving, concrete, or another dust free material; and
 - e. not cover more than 20% of the Lot area.
- .3 All Permitted Uses shall comply with the provisions of Section 210.7 to 210.9 contained in the A1 Zone, as applicable.